



Envisioning The Future of St. George Island

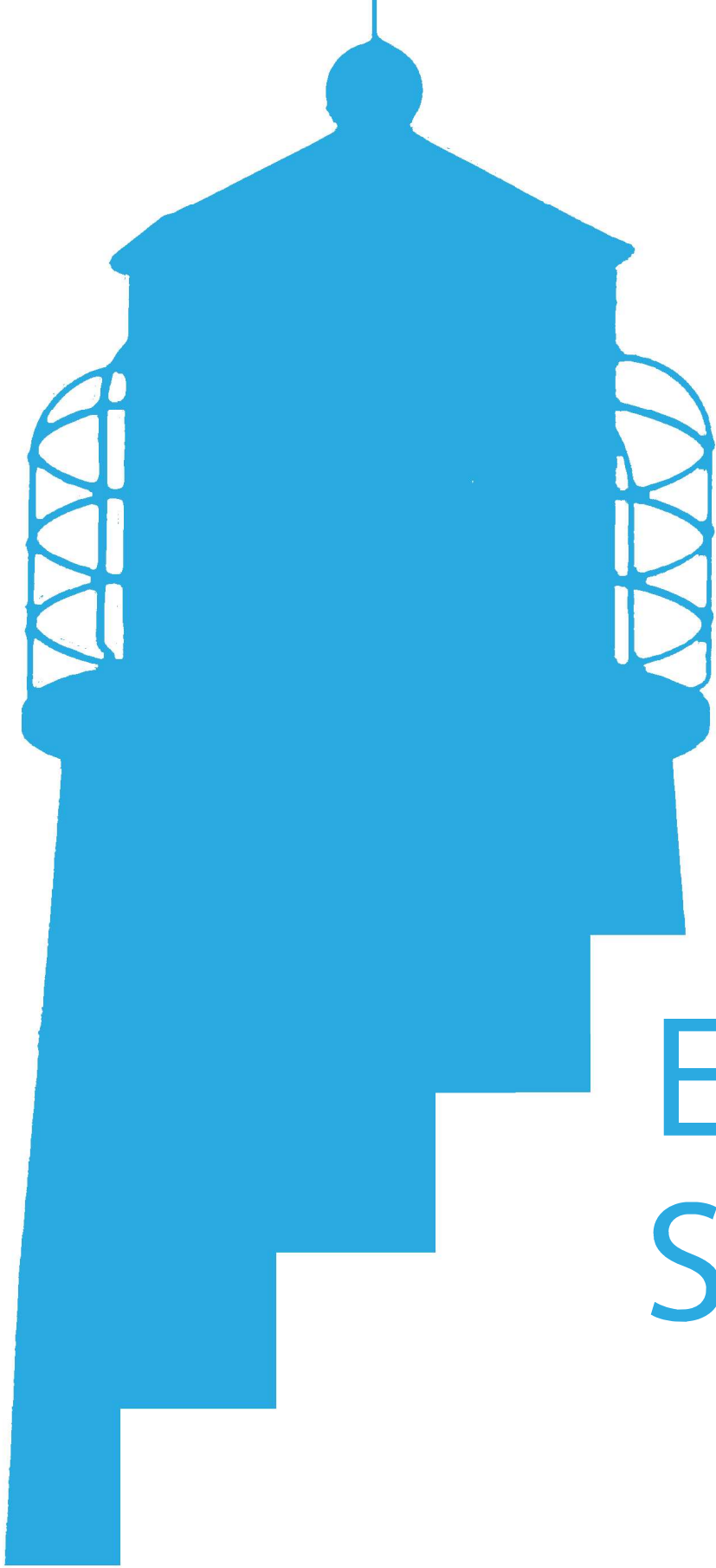
Community Visioning Session
After-Action Report II

March 10, 2021

FINAL DRAFT



Report prepared for the St. George Island Citizens Working Group by the Florida State University Department of Urban and Regional Planning 2021 Spring Studio Capstone Team



Executive Summary

Executive Summary

St. George Island (SGI) is a barrier island located in Franklin County in Florida's Panhandle. Located three miles from the mainland, its remoteness limited any significant settlement from the time of the ancestral Native American peoples that inhabited the region for millennia through to the mid-20th Century. The construction of the first bridge in the 1950's spanned Apalachee Bay, finally linking SGI to the mainland. Since that time SGI has experienced an increase in growth and demand for services. These growth pressures and subsequent concerns about the effectiveness of the provision of government services influenced a local citizen group to consider alternative options for governance that would allow Island residents to have more self-autonomy.

The Island is a vacation destination characterized by single family homes. There are 1,895 residential structures on the island, yet only 863 permanent residents. There are also currently only 49 commercial structures. Current zoning, if enforced, would not affect these ratios significantly. The predominance of seasonally occupied rental properties and vacation homes underscores the heavy influence of rental homes on the Island's economy.

In 2020, the St. George Island Citizens Working Group began a process to explore options for improving local service delivery, including exploring the process of incorporation. Through an agreement with FSU's Mark & Marianne Barnebey Planning and Development Lab (BPDL), the SGI Citizens Working Group, along with FSU graduate students, designed and hosted a series of community visioning sessions to better understand what residents like about the community, what they would like to see changed, and what type of governance structure might help achieve these needs. This report documents the second meeting of the series. A third community question and answer session is scheduled to occur March 31, 2021. All three meetings will help the SGI Citizens Working Group determine if there is interest in furthering plans for a referendum to explore incorporation. The second community visioning workshop held on March 10, 2021 brought together community members via Zoom and in person at the SGI Volunteer Fire Station to further explore their interests and attitudes for incorporation. Offered at two times (morning and evening), the session used large group discussion and breakout sessions to better understand participants' desires and concerns.

The top three driving factors for incorporation included:

- **Local control of future development.** Residents expressed beliefs that incorporation may allow more control over zoning and development.
- **Improved allocation of budget and services.** Residents believe incorporation may allow more control and funding for infrastructure (i.e. road maintenance, drainage, etc.)
- **Increased funding opportunities.** The town could pursue state and federal grants.

The top three concerns against incorporation included:

- **Increase in fiscal responsibilities.** SGI home and business owners will pay higher taxes.
- **Change in level of County assistance.** Residents expressed concerns over the level of responsibility placed on SGI (i.e. County would no longer be responsible for zoning, permitting, building inspection, etc.)
- **Less inclusive process for decision-making.** Community members are concerned that a small segment of the population would make key decisions for the Island as a whole.

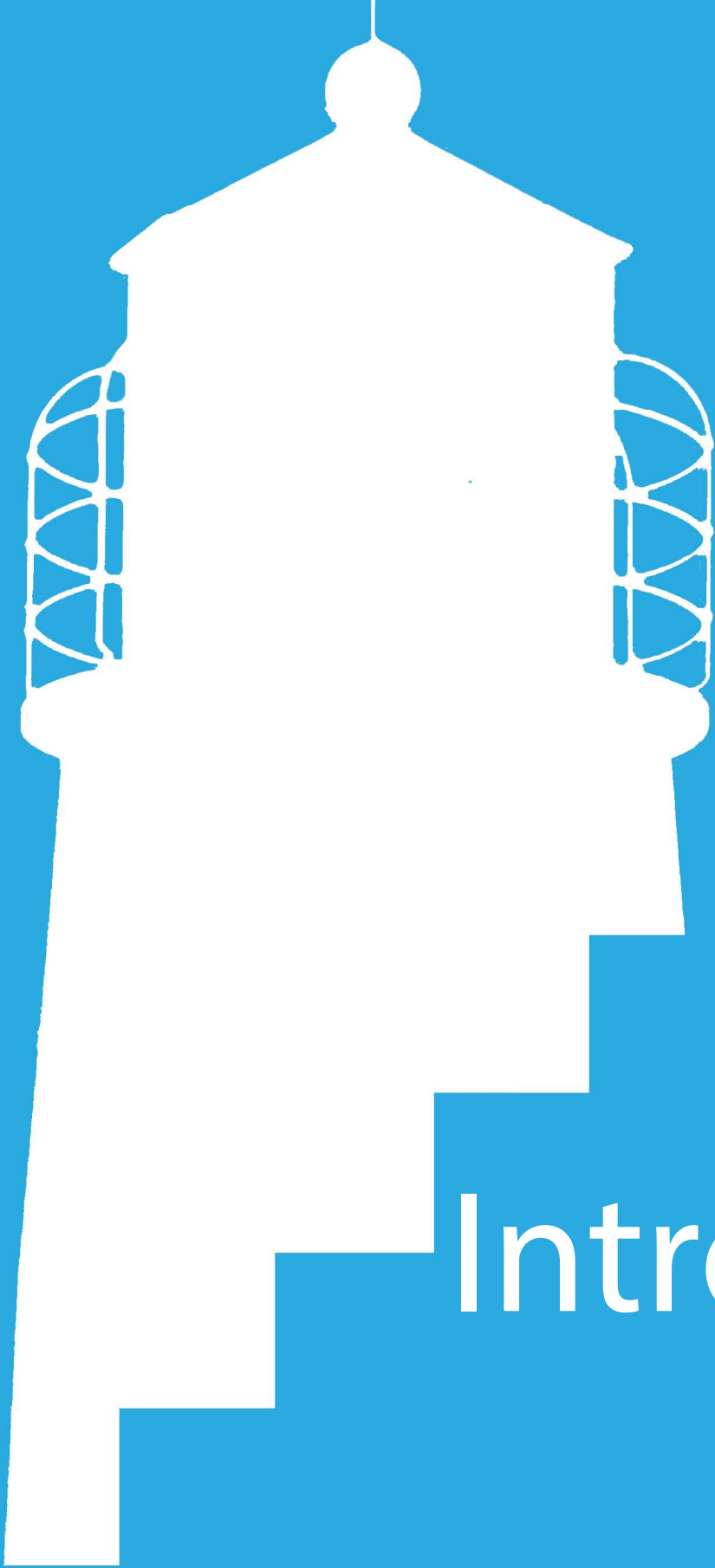
An informal poll was conducted at the close of the meeting. Based on the responses of the 100 participants from both sessions, it indicated that approximately 52% were in favor of considering incorporation, approximately 28% were opposed, and approximately 20% were unsure. *Please note, these percentages are indicative of the 50% of participants that took part in the final poll.*

Table of Contents

1) Introduction	7
2) Meeting Process	10
Research	11
Outreach	13
Preparation	14
Facilitation	14
Documentation	15
3) Findings	16
Considerations for Continuing County Administration of SGI	17
Considerations against Continuing County Administration of SGI	17
Considerations for Incorporation	18
Considerations against Incorporation	18
Follow-Up Questions	18
Preference Poll	19
4) Next Steps	20
Appendices	22
Figure 1.A SGI Locally Owned Residential Property	23
Figure 1.B SGI Commerical District	24
Figure 2.A March 10 Meeting Agenda	25
Figure 2.B March 10 Meeting Flyer	26
Figure 2.C March 10 Registration Survey Form	27
Figure 2.D March 10 Information Packet	30
Figure 3.A March 10 Meeting Age Demographics	34
Figure 3.B March 10 Meeting Gender Identification	35
Figure 3.C March 10 Meeting Occupancy/Residency Status	36
Figure 4.A March 10 Meeting Survey Instrument	37
References	38

Figures

Figure 1.1 St. George Island Location Map	7
Figure 1.2 Project Lifecycle	8
Figure 1.3 Aerial Capture of SGI	9
Figure 1.4 Sand dunes	9
Figure 2.1 Franklin County and SGI Historical Development Timeline	11
Figure 2.2 SGI Demographics	12
Figure 2.3 Beachview of Blue Parrot	13
Figure 2.4 SGI Current Physical Conditions	13
Figure 2.5 Studio Team Meets With Blue Parrot Manager George Joanos	13
Figure 2.6 St. George Island Lighthouse Aerial	15
Figure 3.1 Considerations of Continuing County Control	17
Figure 3.2 Considerations of Incorporation	18
Figure 3.3 Meeting Participants View on Incorporation	19
Figure 4.1 Steps for Incorporation Process	21



Introduction

1

Introduction

St. George Island (SGI) is an unincorporated barrier island community in Franklin County, FL. The Island is 28 miles long running east to west along Florida's Gulf Coast. The nine miles on the east include the Dr. Julian G. Bruce St. George Island State Park. Included in the western nine miles of the Island is the St. George Island Plantation Owners' Association. Including the St. George Island Plantation Owners' Association there are 1,895 residential structures, and 49 commercial structures. The Island is connected to the mainland by the Bryant Patton Memorial Bridge. Water is provided privately through Water Management Services Inc. Structures utilize individual septic systems. Solid waste is contracted by individuals. Franklin County Sheriff provides law enforcement.

The St. George Island Citizens Working Group, a locally formed organization interested in exploring alternative future governance options for SGI, in coordination with the Florida State Department of Urban and Regional Planning, are facilitating a community conversation on possible future paths for them to explore, in the interest of protecting what they love and what they want to improve in their community. The purpose of this after-action report is to document the planning, preparations, conduct and outcome of the March 10, 2021 community visioning session, the second in a series of three scheduled planning workshops.

This report contains four primary sections summarized below including: the meeting preparation process, meeting findings, next steps, and supporting appendices.

Meeting Process

This section of the report details the outcome of the FSU Studio Team's community engagement and outreach efforts, in tandem with the steps that were taken to prepare for the meeting on March 10. A pre-meeting registration survey was conducted and advertised on the Town of SGI website, as well as through various email lists per the SGI Citizens Working Group.

The Studio Team completed a series of steps to prepare for the meeting which included:

- Research
- Outreach
- Preparation
- Facilitation
- Documentation

By taking these steps, the Studio Team was able to ensure that the second community meeting satisfied the community.

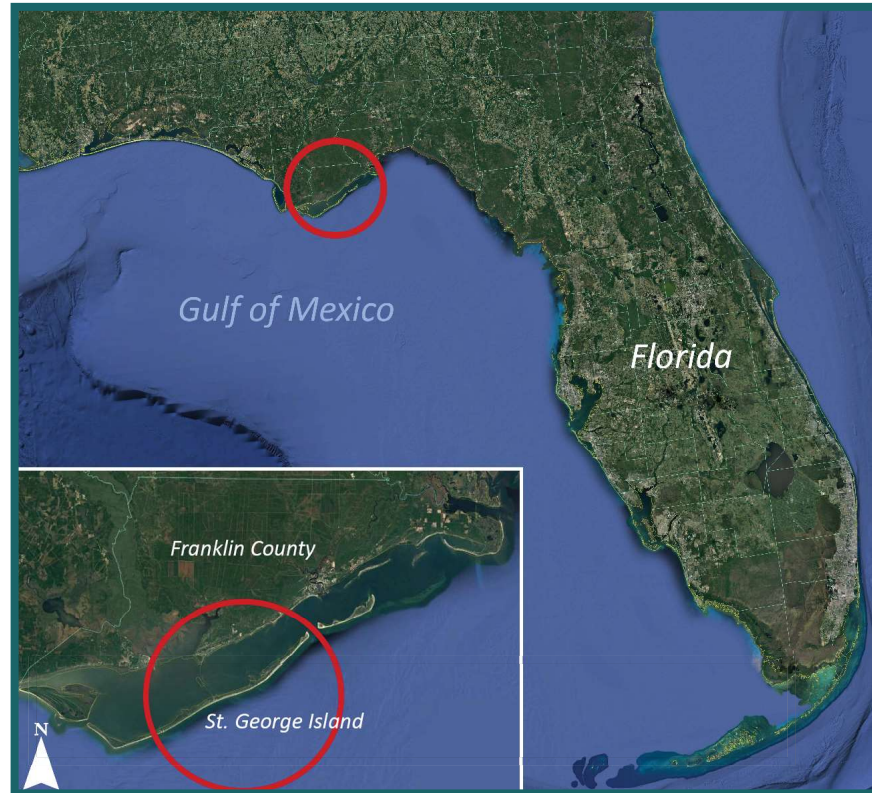


Figure 1.1 St. George Island Location Map

Findings

This section details the findings of the meetings held on March 10. The summaries of the discussed considerations for and against continuing County governance and incorporation provide qualitative backing and insight into what the informal poll tells us. The final breakout room concluded with an open discussion of remaining questions and concerns. These questions will help the Studio Team research and prepare for the next community meeting question and answer forum on March 31.

Next Steps

This section details the next steps in the process for the SGI Citizens Working Group. While FSU's involvement ends at the close of the semester, the SGI Citizens Working Group intends to continue with some level of community engagement leading up to a decision whether to hold a referendum on incorporation. Figure 1.2 provides an overview of the SGI Citizens Working Group's process as well as the components supported by FSU.

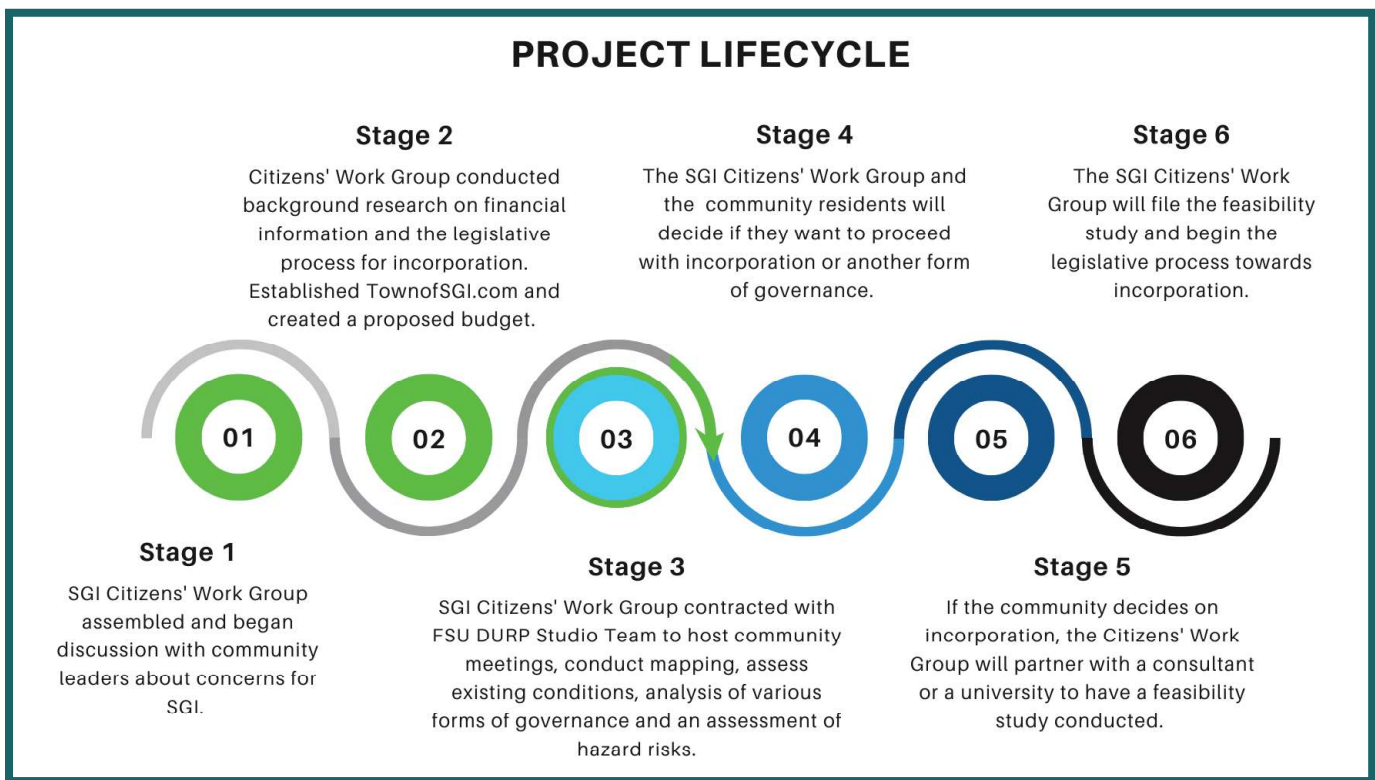


Figure 1.2 Project Lifecycle

Please note, Stage 3 indicates the FSU Studio Team's beginning point of facilitation during this process of exploring alternative governance options. Stages 4-6 indicate the continuance of this process by way of the SGI Citizens Working Group and SGI community.

Appendices

This report includes five supporting appendices. The appendices include all of the preparatory materials that helped inform the meeting, as well as maps and information about community demographics.

1. Maps

- a. Locally Owned Residential Map
- b. Commercial District Land Use and Zoning Maps

2. Meeting Materials

- a. Meeting Agenda
- b. Flyer
- c. Registration Survey Form
- d. Information Packet

3. Demographics

- a. Age
- b. Gender Identification
- c. Occupancy/Residency Status

4. Survey Instrument

5. References

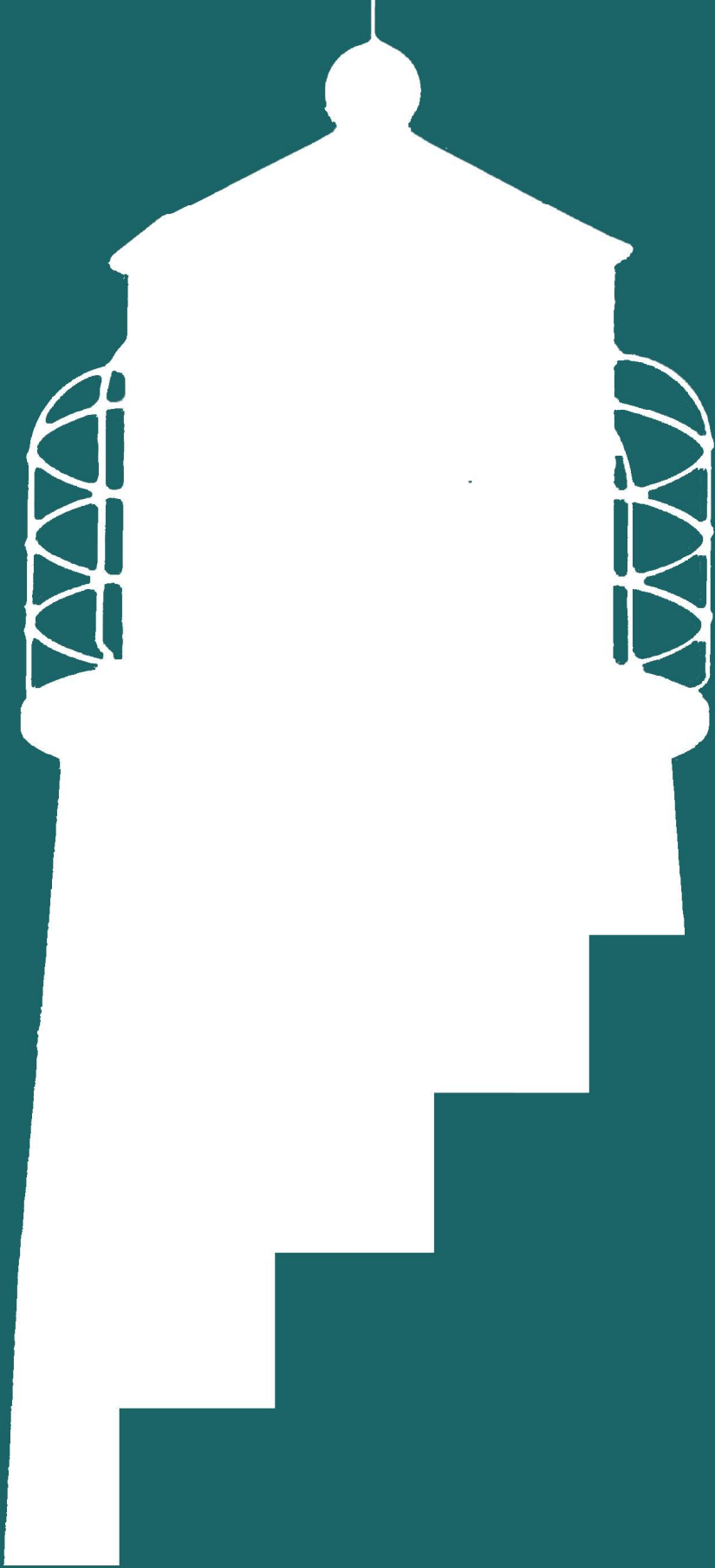


Figure 1.3 Aerial Capture of SGI (Shutterstock, 2021)

These appendices provide crucial information for residents regarding many questions that have come up at the public meetings along with helpful insights about who is participating in the public process.



Figure 1.4 Sand dunes (Shutterstock, 2021)



Meeting Process

2

Process

A five-step process was undertaken to prepare for and implement the second of three scheduled community meetings, which was held on March 10, 2021.

The five-step process included:

- 1. Research:** Targeted research on the history and development status of the Island, alternate forms of governance, and methods of community engagement.
- 2. Outreach:** Weekly Zoom meetings to coordinate with key community members, and meeting notification and solicitation of input from the community via the Town of SGI webpage (www.townofsgi.com).
- 3. Preparation:** Participatory agenda development, training of facilitation volunteers, ensuring connectivity and access.
- 4. Facilitation:** Hosting two hybrid Zoom sessions.
- 5. Documentation:** Preparing an after-action report.

By taking these steps, the Studio Team was able to ensure the second visioning session satisfied the needs of the community.

1. Research

St. George Island Historical Background

The Studio Team completed a comprehensive literature review of St. George Island, which was documented (Florida State University, 2021). This allowed the team members to become familiar with the area and its development over time. Historical highlights are reflected in Figure 2.1 below.

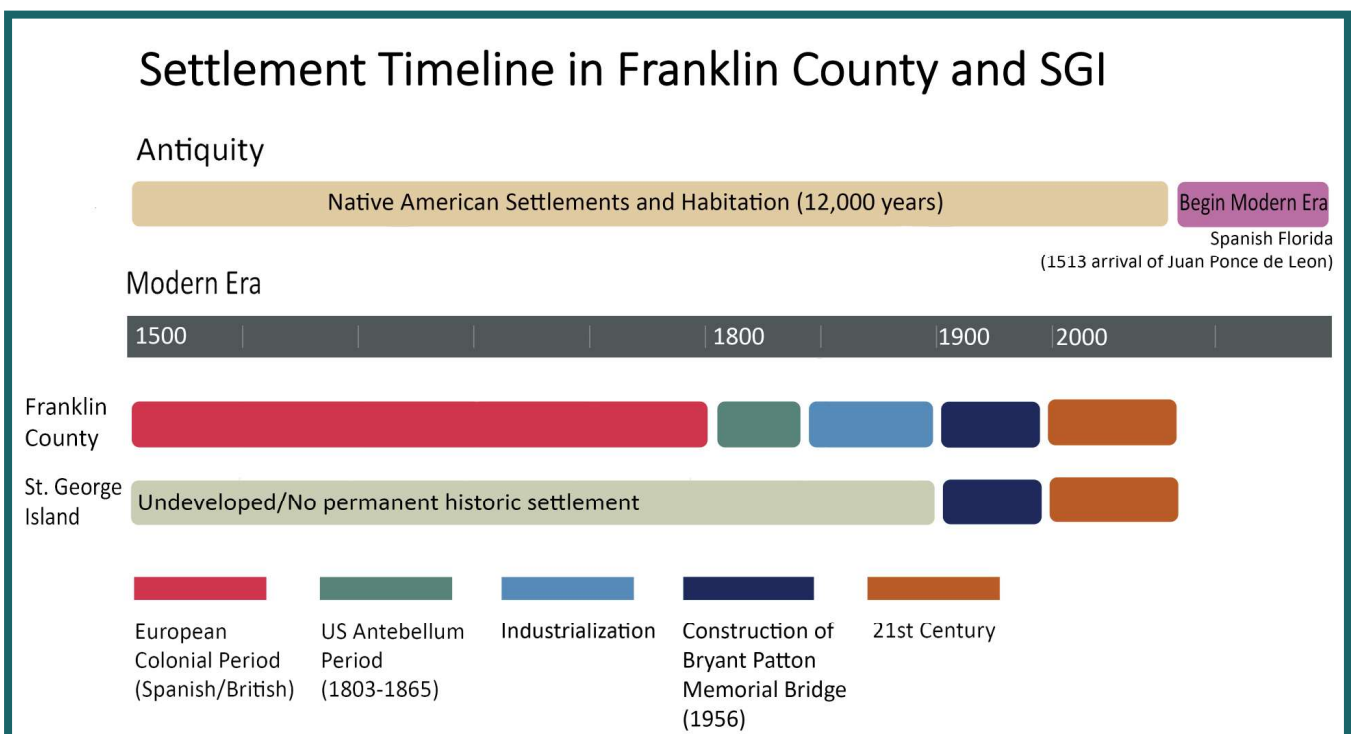


Figure 2.1 Franklin County and SGI Historical Development Timeline

To augment the historical and geographic understanding of St. George Island, the Studio Team worked to build rapport with and better understand the motivations of the St. George Island Citizens Working Group and to become familiar with the significant research they had previously undertaken.

Geographic Setting

Existing and proposed land uses on St. George Island reveals how zoning and building densities influence the sense of place in various parts of the Island (Appendix 1.B). The analysis provides a sense of how SGI compares to Franklin County as a whole. Understanding the layout and land use of the Island allows the team members to identify differences between what has been envisioned and planned, versus what has actually been permitted in the commercial and residential districts of the Island.

Parcel Data Collection

A series of maps were created using geographic analysis to depict impending encroachment of residential buildings (i.e. single-family homes) into the designated zoned commercial district. These maps confirmed residents' concerns about lack of enforcement of zoning regulation on the Island and its implications on the future. Further mapping was used to show how little of the residentially zoned land is actually used by individuals identifying as permanent residents. Only 11.8% of residential parcels on the Island are owned by permanent residents, underscoring the magnitude of seasonal rental properties (Appendix 1.A).

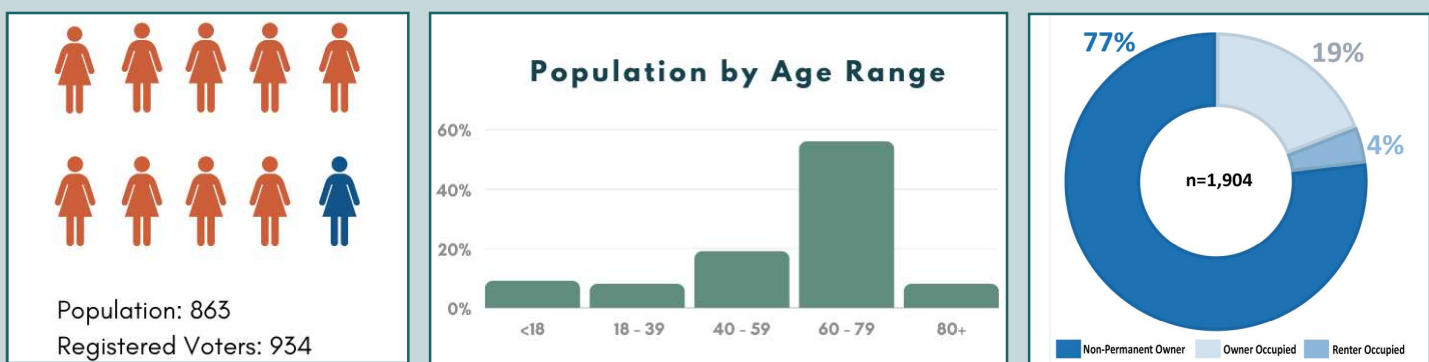


Figure 2.2 SGI Demographics

Demographics and Existing Conditions

Next, the Studio Team documented existing conditions of St. George Island. Figure 2.2 shows the Island's demographic makeup which includes the following:

- Population counts on SGI compared to surrounding areas (Apalachicola, Carrabelle, and Eastpoint)
- Age distributions
- Housing occupancy and homeownership rates

This data provides a snapshot of the socio-economic status of community residents, providing a clearer understanding of who lives on the Island. It also underscores the unique economic sensitivities of a community with a tourism-based economy, exemplified by the high percentage of rental properties and low percentage of permanently occupied units (Appendix 3.C).

Hazards Assessment

To support the conditions assessment, a brief review of hazard mitigation and risk assessment issues and concerns was conducted and documented (Florida State University, 2021). While nuisance flooding and moderate wildfire risk are customary to St. George Island, three chief natural hazards are of specific concern.

Primary natural hazards follow:

- Hurricane impacts – Florida is at the center of hurricane alley and experiences hurricane impacts on an annual basis.
- Sea level rise – Results as a secondary effect due to geographic location and susceptibility to annual hurricane impacts.
- Flooding – Heightened on barrier islands like SGI that shield the mainland from the brunt of coastal storms.

Hazard mitigation can take the form of influencing where and how a community develops, and how it accesses and uses resources to reinforce the built environment to reduce the potential for loss. Currently, these planning and resource management decisions reside at the county level due to the Island’s designation as an unincorporated area.

As a result of our two meetings, the following public safety concerns were noted:

- Latent wildfire risks are made more significant through lack of code enforcement.
- Lack of water safety warnings and response capabilities, including lifeguard services.
- Concerns about limited law enforcement presence, given the high percentage of non-owner occupied dwellings.

2. Outreach

Transitioning from the first community visioning session to planning the second community meeting required significant outreach to two groups: St. George Island community members to participate in the community conversation, and student volunteers from FSU to serve as facilitators and recorders for the Zoom sessions.

The first meeting saw over 150 attendees, whereas the second meeting saw approximately 100 attendees. As evidenced in Appendix 3.A, both meetings were predominantly attended by those aged 55 and over. The meetings were almost equally attended by males and females with a slightly greater representation of women. The meetings were also equally attended by permanent and non-permanent residents of the Island.



Figure 2.3 Beachview of Blue Parrot (Philip Culver, 2021)



Figure 2.4 SGI Current Physical Conditions (Philip Culver, 2021)

To inform the community of the planned meeting and invite them to attend, the following steps were taken:

- Designing a flyer to advertise the March 10 community meeting and the registration survey, posted on the Town of SGI website two weeks in advance (February 24, 2021).
- Publishing a registration survey using Qualtrics to gain insights on meeting attendance (February 24, 2021).
- Compiling an informational packet for the March 10 meeting registrants, distributed before the meeting and posted on the Town of SGI website (March 9, 2021).



Figure 2.5 FSU Studio Team Meets With Blue Parrot Manager George Joanos (Dennis Smith, 2021)

To solicit student involvement, concurrent with our outreach to community members, the team took the following steps:

- Contacted key faculty in the FSU Department of Urban and Regional Planning and requested that they announce our need for volunteers.
- Created an email blast to send on the Department’s Listserv to the current graduate student body (over 40 students) describing the project and requesting volunteer assistance.
- Compiled a comprehensive list of students and their availability for support of the community workshops and the roles they would play (facilitator v. recorder).

3. Preparation

As documented in our previous after-action report, (Florida State University, 2021), the Studio Team recognized the need to train volunteers to effectively facilitate the second community meeting.

The following steps were taken to accomplish this:

- Consulted with Dr. Tom Taylor, an expert in community engagement at FSU, for assistance with integrating appropriate training material.
- Reviewed and assembled training materials on best practices in community engagement, including how to best present information, how to elicit community input, and how to manage participants.
- Established a training date (March 7, 2021) to provide three days between the training and the session.
- Trained seven volunteers on the preparatory material, how to work in pairs (facilitator and recorder), and how to complete their assignment on-site at FSU’s DURP or via Zoom.

In addition to the volunteer training, the team spent a considerable amount of time on logistics and technology testing. In order to accommodate social distancing measures, the team reserved five classroom spaces for the volunteer pairs to work from. Additionally, the team performed a mock session to test the Zoom functionalities.

4. Facilitation

Tom Taylor, Ph.D., Dennis J. Smith, AICP, and the student Demographics Lead, Adriana Silva, served as the lead facilitators of the community workshop.



Figure 2.6 Aerial Photo of SGI (Shutterstock, 2021)

The workshop was comprised of five main components:

1. Introduction and Ground Rules
2. Continuing County Governance
3. Exploring the Incorporation Alternative
4. Costs Associated with Incorporation
5. Discussion of Next Steps

A copy of the meeting agenda is included in Appendix 2.A.

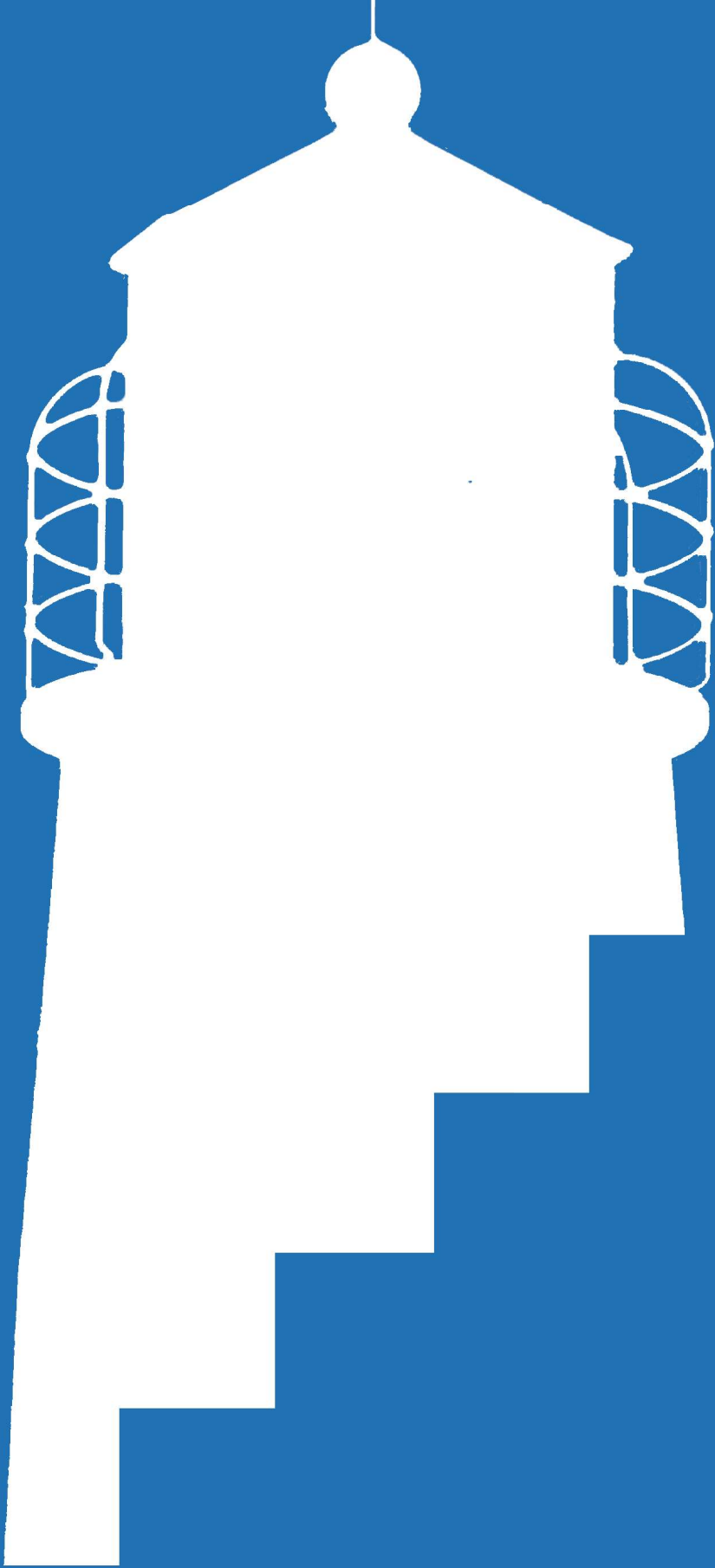
As noted, the team used research-based best practices in developing the workshop agenda, coupled with input from the SGI Citizens Working Group. As with the first community visioning session (February 10, 2021), starting and ending the workshop with a large group session ensured clarity on ground rules, the purpose of the workshop, and the continuing next steps by the FSU Studio Team and SGI Citizens Working Group.

Utilizing breakout groups with smaller numbers of participants allowed community members to feel more relaxed in offering their opinions. The combination of small group break-out sessions and large group discussions helped the community interpret and examine the various elements of incorporation such as a city council, budget, and the division of services from the County.

To boost the participatory nature of this project, in addition to supporting the development of the agenda, the team anticipates that members of the SGI Citizens Working Group will help facilitate the upcoming March 31 open-forum session along with the staff from FSU.

5. Documentation

The planning, implementation, and findings of the second community visioning session are documented in this after-action report. The Studio Team anticipates taking similar steps in planning and documenting the third planned community meeting which is scheduled for March 31.



Findings

3

Findings

In the second community meeting, residents were placed into breakout rooms at three points in the meeting to discuss the considerations for and against continuing County control and pursuing incorporation, and to gauge where residents currently stand on the issue.

As noted, the workshop had five components:

1. **Introduction and Ground Rules** - The facilitators of the meeting discussed the rules of the meeting, based on civility and helpful tips for using the Zoom platform.
2. **Continuing County Governance** - Meeting participants were divided into groups to discuss their attitudes towards continuing County governance.
3. **Exploring the Incorporation Alternative** - Meeting participants were divided into groups to discuss their attitudes concerning incorporating St. George Island.
4. **Costs Associated with Incorporation** - Meeting participants were divided into groups to discuss their views on the costs associated with incorporation. Additionally, community residents participated in an informal poll to gauge what form of governance they were inclined to vote for.
5. **Next Steps** - The meeting facilitators discussed the third community meeting on March 31, and the next steps that the FSU Studio Team would take to prepare for the meeting.

This section serves to summarize these discussions and the questions posed by residents. During the meeting there was a mix of opinions regarding pros and cons; what one resident may have viewed as a con, others viewed as a pro and vice versa.

Considerations For Continuing County Administration of SGI

From previous discussions with community members and the SGI Citizens Working Group, the FSU Studio Team crafted a list of pros to continuing County governance (Figure 3.1).

The most salient pros discussed in the breakout groups follow:

- **Cost of continuing County governance is lower than incorporation.** Residents are concerned with increased taxes and costs associated with incorporation.
- **Service provision remains the same with County governance.** Residents expressed concerns of losing services provided by the County if incorporation takes place.
- **County governance allows the continuation of working relationships.** Community residents have built rapport with County staff.

Considerations Against Continuing County Administration of SGI

Prior to the meeting, through discussions with community members and the SGI Citizens Working Group, the FSU Studio Team crafted a list of cons to

Pros of Continuing County Control	Cons of Continuing County Control
There is one commissioner for SGI and Eastpoint.	Franklin County has not provided adequate street maintenance.
Residents know and have some influence on other commissioners.	Franklin County has not provided adequate drainage improvements.
Residents know and have some influence on other County staff.	Franklin County has not provided adequate policing, recreation and other services.
The County has provided and will provide some improvements and services.	Franklin County has allowed undesirable zoning changes.
No additional layer of government.	

Figure 3.1 Considerations of Continuing County Control

continuing County governance (Figure 3.1).

The most salient cons discussed in the breakout group follow:

- **Inadequate solutions to infrastructure problems.** Residents expressed concerns over a lack of improvement in infrastructure, especially drainage and road maintenance.
- **Public safety concerns.** Community residents expressed concerns about a lack of policing, fire safety, etc. For example, a lack of traffic enforcement and beach clean-up are primary concerns.
- **Concerns with incremental and spot zoning.** Residents are concerned with residential development in the commercial district.

Pros of Incorporation	Cons of Incorporation
City commissioners and staff will be more responsive to SGI residents and businesses.	There will be new laws, regulations, entities and people to get to know and to work with.
More control over zoning and development permitting.	It may hard to find good candidates for council and qualified staff.
More control and funding for street, drainage and other infrastructure.	SGI home and business landowners will pay higher taxes.
More control and funding for recreation, economic development and environmental protection.	
Enhanced quality of life, environment and economic activity may increase property values, rental income, business activity, employment and more.	
The City will be eligible for beach renourishment, small city, rural community, disaster mitigation and other funding.	

Figure 3.2 Considerations of Incorporation

Considerations For Incorporation of SGI

Based on discussions with community members and the SGI Citizens Working Group, the FSU Studio Team crafted a list of pros to incorporation (Figure 3.2).

The most salient pros discussed in the breakout groups follow:

- **Local control of future development.** Residents expressed beliefs that incorporation may allow more control over zoning and development.
- **Improved allocation of budget and services.** Residents believe incorporation may allow more control and funding for infrastructure (i.e. road maintenance, drainage, etc.)
- **Increased funding opportunities.** The town could pursue state and federal grants.

Considerations Against Incorporation of SGI

Following discussions with community members and the SGI Citizens Working Group, the FSU Studio Team crafted a list of cons to incorporation (Figure 3.2).

The most salient cons discussed in the breakout groups follow:

- **Increase in fiscal responsibilities.** SGI home and business owners will pay higher taxes.
- **Change in level of County assistance.** Residents expressed concerns over the level of responsibility placed on SGI (i.e. County would no longer be responsible for zoning, permitting, building inspection, etc.)
- **Less inclusive process for decision-making.** Community members are concerned that a small segment of the population would make key decisions for the Island as a whole.

Follow-Up Questions

The following section summarizes the primary questions that arose during the breakout room discussions. This will serve to inform the SGI Citizens Working Group and the FSU Studio Team in preparation of the March 31 meeting.

The most salient questions are as follows:

- Do council members and the city manager have to live on the Island?
- If we assume more control over services will we contract them out?
- Who decides the priority of a project or problem area?
- To what extent will property owners be involved in the incorporation process?
- If some county services are transferred through incorporation will county taxes decrease?

Preference Poll

During the final breakout room, an informal poll was conducted to gauge how residents feel about incorporation. Residents were asked to identify their relationship to St. George Island and their viewpoint on the topic of incorporation.

Below, Figure 3.3 shows the percentages of people for or against incorporation in each group; this is a composite of both meetings with 40 total registered voters and 14 other community members. Only approximately 50% of the 100 participants took part in the final polling. Although this is not a large enough sample to have significance, these results show that of the meeting participants, there is a greater sentiment for incorporation from those identifying as registered voters versus the “other community members” group. This likely reflects the second group’s representation of individuals who own property but do not live day to day on SGI and their different levels of expectation for government service.

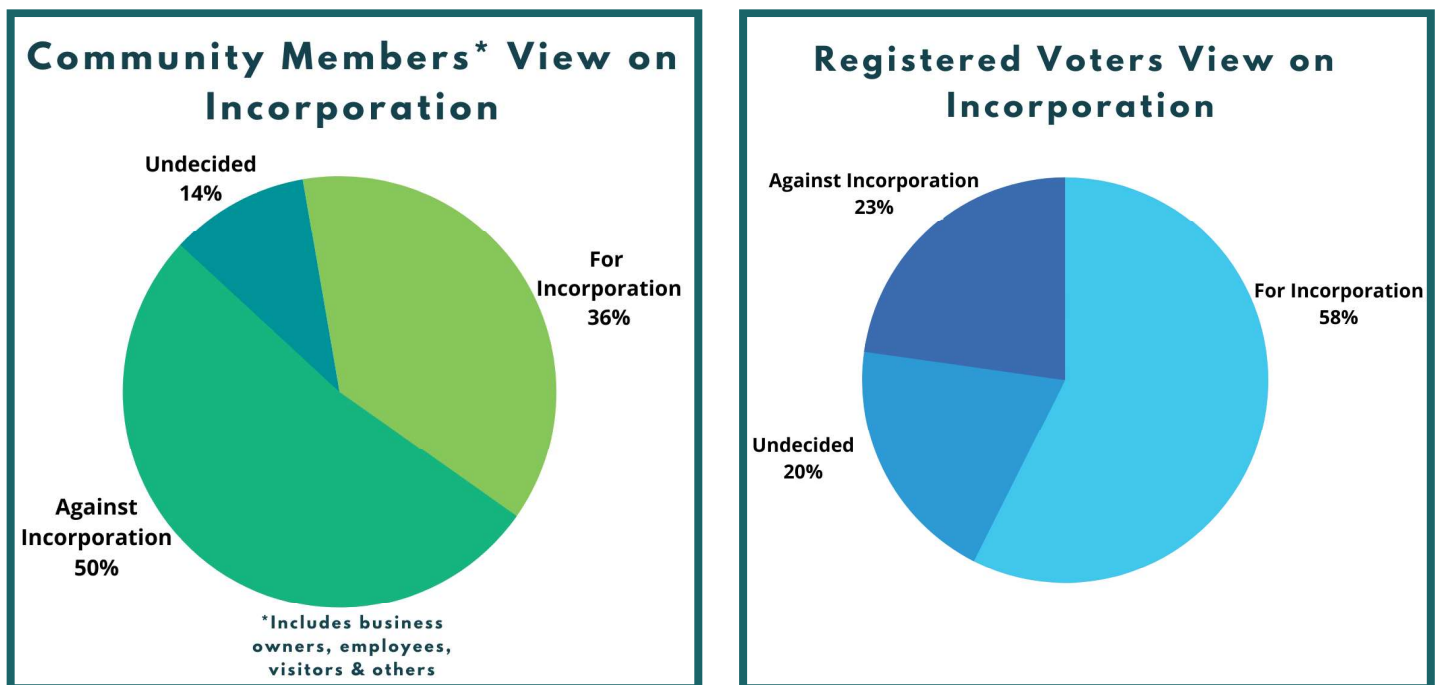
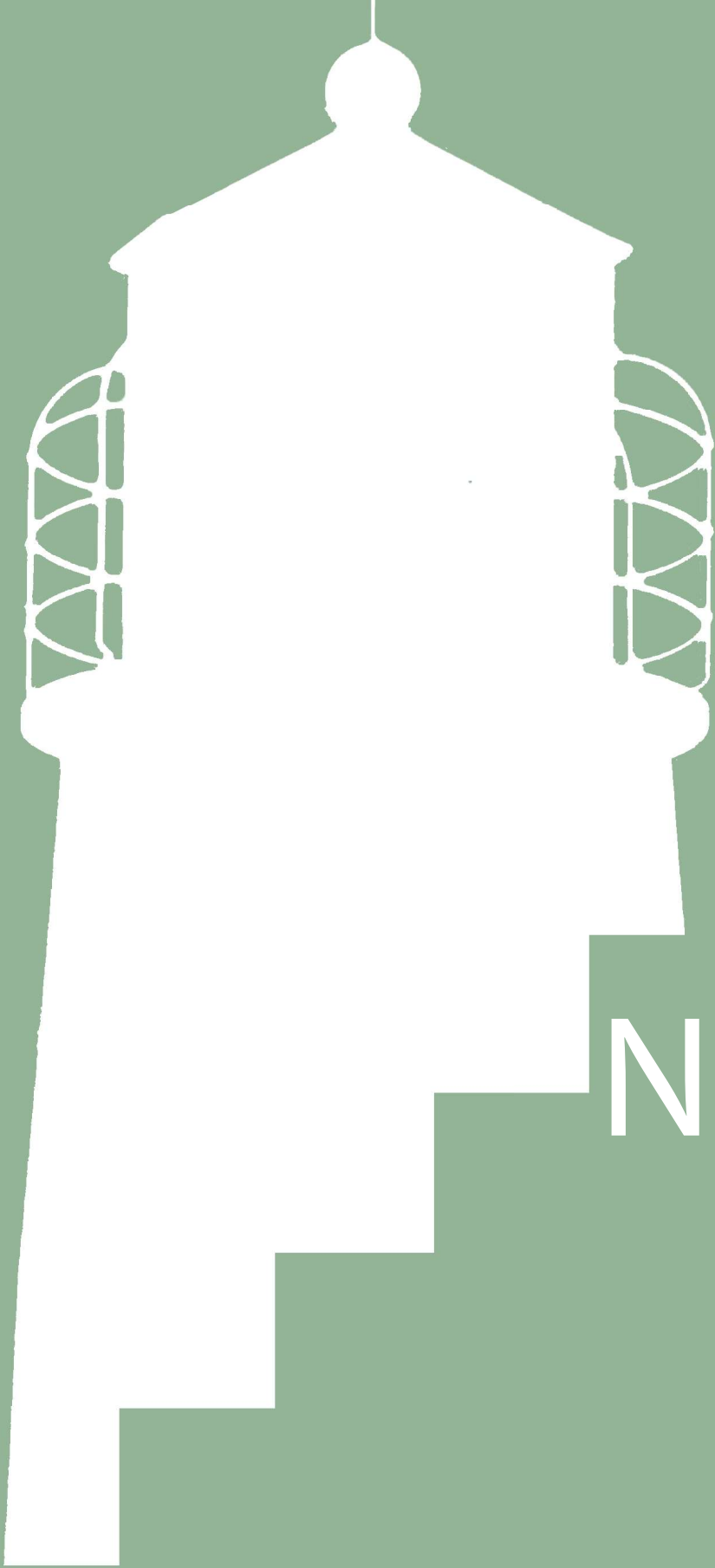


Figure 3.3 Meeting Participants’ Views on Incorporation



Next Steps

4

Next Steps

While the meeting was well attended and the discussion of potentially contentious issues remained positive, it was clear the following areas of discussion need more clarification moving forward:

- The payment of both County and municipal taxes if the Island incorporates.
- Who would provide services to the Island under the incorporation alternative.
- Whether or not there would be too much government control.

The SGI Citizens Working Group recognizes that citizen input is integral in deciding the future governance of the Island. The residents that participated in the second community meeting recognized that this is not a static discussion and that conversations regarding the future of SGI will need to continue in future community meetings.

Next steps consist of a third community meeting on March 31 to serve as a community-wide question and answer session. This meeting will allow for ongoing discussion on the available options for governance and the criteria and supporting data community members will need to make a decision. FSU will host and facilitate the meeting, while the SGI Citizens Working Group sits as a panel addressing questions and concerns of community members. Additional discussion, information, and possible future public meetings will follow the third scheduled meeting.

As evidenced in Figure 4.1, there will be a life to this project following FSU’s involvement should the Island continue seeking incorporation.

Immediate next steps for the SGI Citizens Working Group may include:

- Contracting with an outside party to conduct a feasibility study
- Holding a referendum
- Filing for incorporation if it is decided upon

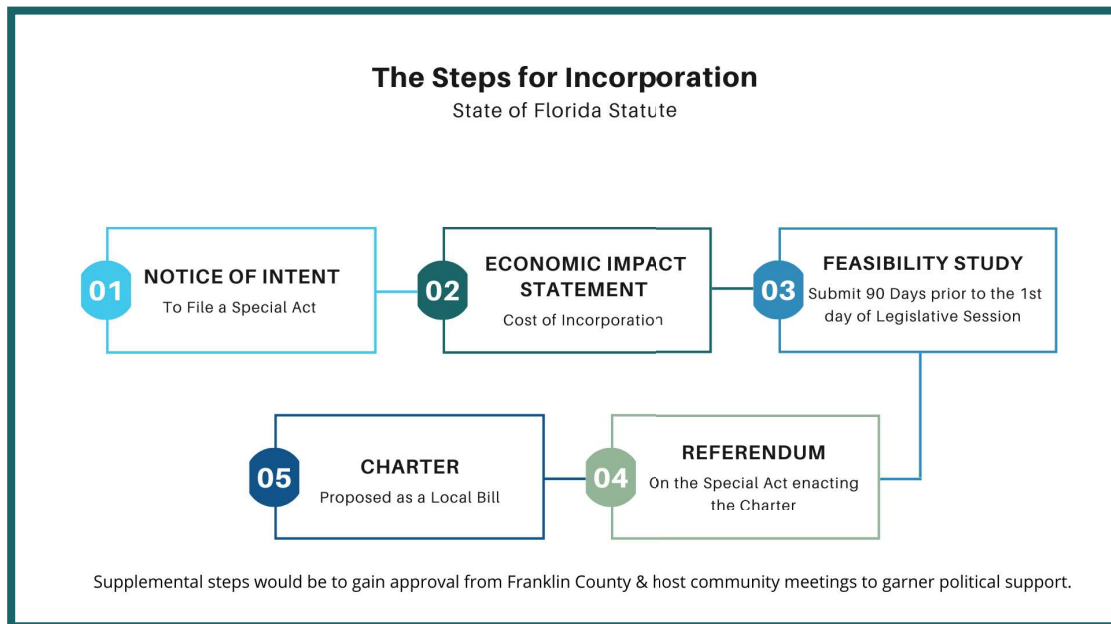
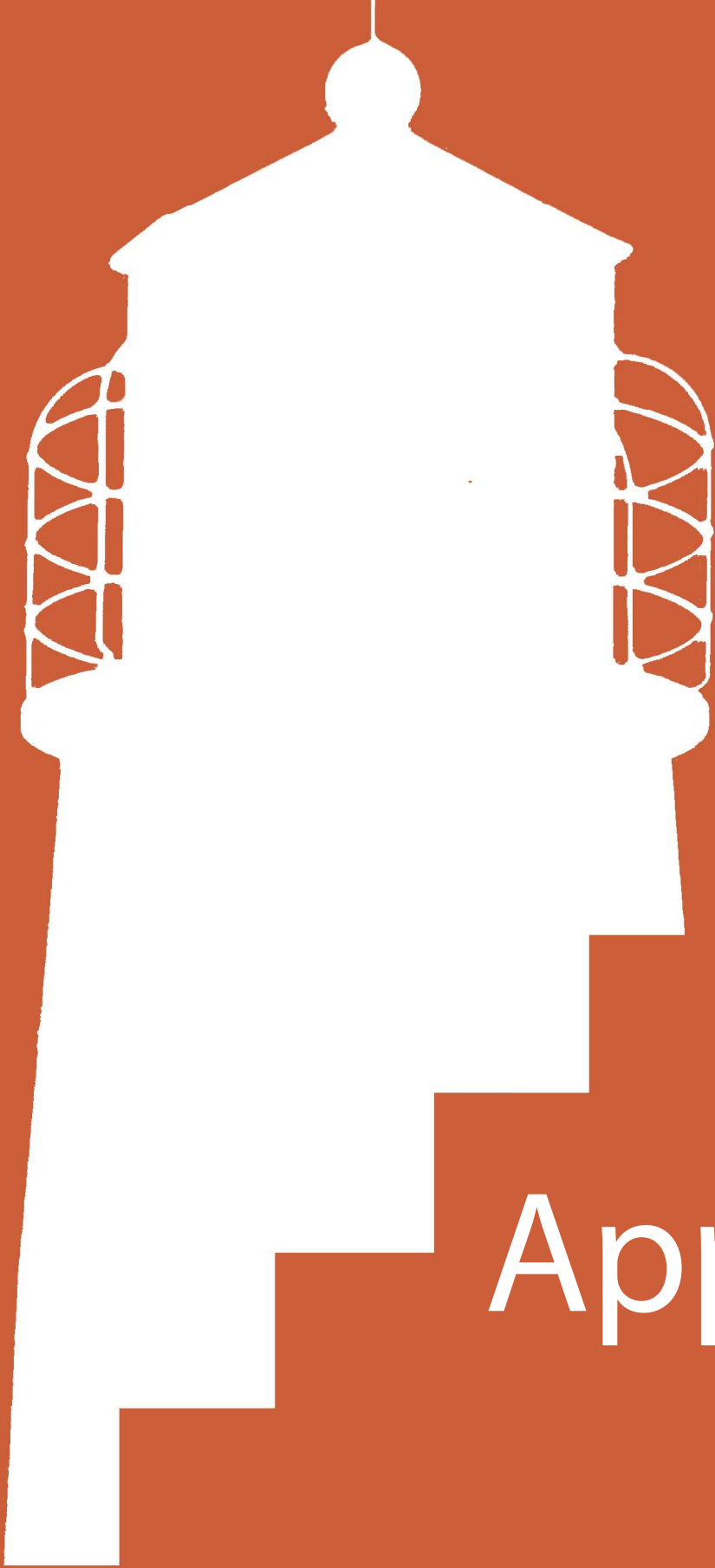


Figure 4.1 Steps for Incorporation Process

Next Steps



Appendices

Appendix 1: Figure 1.A

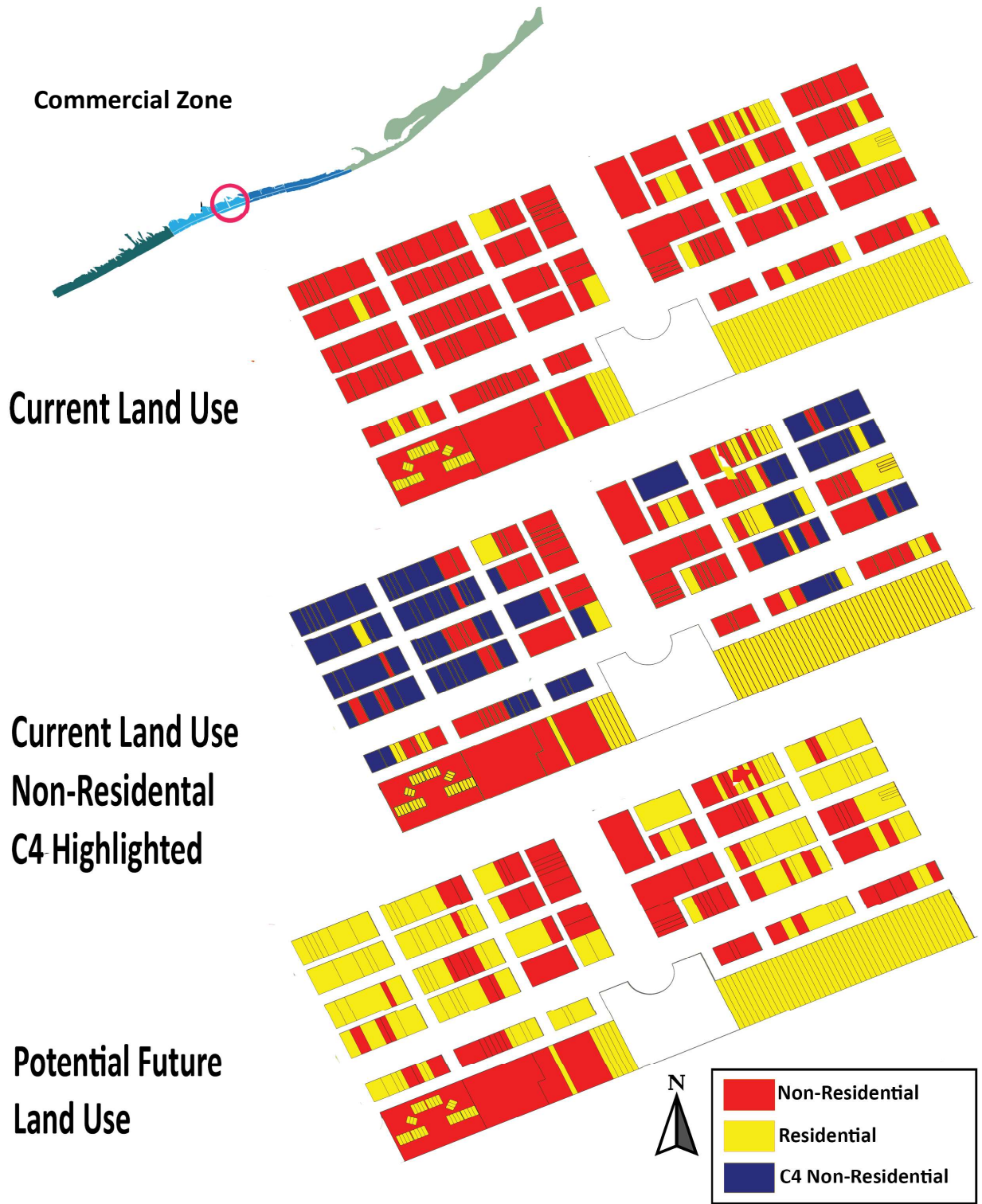
St. George Island Locally Owned Residential Property

These maps illustrate two main points of discussion at the meeting. The first map highlights the amount of the Island that is residential property and the amount that is locally owned. The second map shows the commercial district on the Island as it is now, how the zoning currently stands, and what the uses could be if current trends continue.



Appendix 1: Figure 1.B

St. George Island Commercial District (present day)



Appendix 2: Figure 2.A

March 10, 2021 Meeting Agenda

The March 10 meeting materials include the meeting agenda, the flyer distributed to create awareness for the meeting, registration survey form, and the informational packet sent out to meeting registrants.

Meeting Agenda - The agenda for the meeting outlines the four sections of the meeting and subtopics discussed. Section one was a large group presentation. Sections two through four all started as large group presentations followed by breakout groups to further discuss the topic just presented.

<p>1. Meeting Guidelines</p> <ul style="list-style-type: none">• Demographics• Key Questions	<p>2. Continuing County Control</p> <ul style="list-style-type: none">• Current Situation• SGI Taxes• BOCC• TDC Funds
<p>3. Incorporation</p> <ul style="list-style-type: none">• City Composition• "Home Rule"• Division of Responsibilities	<p>4. Incorporation Costs</p> <ul style="list-style-type: none">• Current/Proposed Tax Levels• Proposed Budget Summary

Appendix 2: Figure 2.B

March 10, 2021 Meeting Flyer

Meeting Flyer - This flyer was created to promote the meeting and encourage those planning on attending to pre-register.



Envisioning St. George Island



Exploring Our Options

A Zoom-based Visioning Session

March 10, 10am & 6:30pm

Discussion Topics:

What we cover in the meeting:

- Effectiveness of County service provision
- SGI incorporation: costs and benefits
- Discussion of SGI authority

How to join:

- Click the following zoom link during the session of your choice:
<https://fsu.zoom.us/j/94479432296>

Check out the February 10 meeting snapshot to get in the loop!

Meeting highlights can be found at the TownofSGI.com website so you can stay in the know.

Register to let us know you're joining!

- Follow the link or scan the QR:
https://fsu.qualtrics.com/jfe/form/SV_2c8eMg3H5RDcdng



Moderated by FSU Dept. of Urban and Regional Planning

Appendices

Appendix 2: Figure 2.C

March 10, 2021 Registration Survey Form

Registration Survey Form - This survey form was completed by those who pre-registered for the meeting. This allowed the Studio team to have an estimate of attendees and be able to staff the event properly. It also allowed participants to receive the information packet (Appendix 2D) prior to the meeting and provide key demographic data (Appendix 3A-3C).

St. George Island Community Meetings, March 10, 2021 - Participant Form

Thank you for your interest in the St. George Island (SGI) Visioning Project. Members of your community reached out to FSU to support a series of community meetings. To help us better prepare for these important sessions, we ask that you complete this brief questionnaire and register for the Zoom-based session that you plan to attend. Should you have any questions about this questionnaire or the planned meetings, please do not hesitate to contact Julie Krontz at TownofSGI@gmail.com.

Q1 Personal Information:

- Name:
 - Email:
 - Phone:
 - Street Address:
-

Q2 Gender:

- Male
 - Female
 - Other
-

Appendix 2: Figure 2.C

Q3 Age:

- 18-24
 - 25-34
 - 35-44
 - 45-54
 - 55-65
 - 65+
-

Q4 Indicate your ability to attend via Zoom, and/or if you wish to be contacted about alternative arrangements.

- I cannot attend via Zoom, and require alternative arrangements.
 - I can attend via Zoom, and do not require alternative arrangements.
-

Q5 Which community meeting do you plan to attend?

- 10AM
 - 6:30PM
-

Appendix 2: Figure 2.C

Q6 Tell us about your residency status.

- I am a permanent resident and I own my home.
 - I am a permanent resident and I rent my home.
 - I am a seasonal resident but I own my home.
 - I am a seasonal resident and I rent my home.
 - I own an investment property on SGI, but I am not a permanent or seasonal resident.
 - None of the above.
-

Q7 Do you own a business on St. George Island? (Check all that apply.)

- No, I do not own a business.
 - I own a traditional brick and mortar business located in SGI.
 - I operate a home-based business from my residence.
 - I operate an online business from my residence.
 - I receive rental income from a property I own in SGI.
-

Q8 Are you registered to vote in Franklin County based on a home address in SGI?

- Yes
- No

Appendix 2: Figure 2.D

March 10, 2021 Information Packet

Information Packet - Those who pre-registered for the meeting were emailed this information packet in the days leading up to the meeting. In addition to providing an early look at the agenda, the information packet also provided graphics to address questions from the first meeting regarding division of responsibilities, tax levels compared to surrounding communities, and a proposed budget.

SGI: Exploring Our Options | March 10, 2021



In The Loop

Thank you for attending this community meeting focused on understanding the current situation of St. George Island, and exploring alternative options to reach your ideal community!



Meeting Agenda

1 - Meeting Guidelines

- a. Introduction
- b. Demographics
- c. Key Questions

2 - County Control

- a. Current Situation
- b. SGI Taxes
- c. BOCC
- d. TDC Funds

3 - Incorporation

- a. City Composition
- b. "Home Rule"
- c. Division of City and County Responsibilities

4 - Costs

- a. Current/Proposed Taxes
- b. Proposed Budget

We're glad to have you!

This packet contains key information to ensure clarity throughout the meeting, and to provide access to visuals that are particularly difficult to view during a Zoom-based presentation.

Attached are four figures illustrating the potential changes of incorporation:

1. Division of City and County responsibilities
2. Potential tax rate changes
3. SGI proposed budget summary
4. Zoom tips and tricks

Moderated by FSU Department of Urban and Regional Planning

Appendices

Appendix 2: Figure 2.D

SGI Proposed Budget Summary | March 10, 2021



Town of Saint George Island 5 Year Draft Budget	Startup Jan-Sep 23	Fiscal YR01* 2023-24	Fiscal YR02 2024-25	Fiscal YR03 2025-26	Fiscal YR04 2026-27	Fiscal YR05 2027-28
Revenue Summary						
Taxes						
Ad Valorem Taxes	\$ -	\$ 3,191,600	\$ 3,243,100	\$ 3,295,200	\$ 3,347,800	\$ 3,401,000
Business license - rental property	-	80,800	81,600	82,400	83,200	84,000
Business licenses - other	-	9,000	9,300	9,500	9,800	10,000
Non Ad Valorem Taxes	-	191,400	199,100	205,100	209,200	213,400
Permits, fees, special assessments	-	100,600	101,200	101,800	102,400	103,000
Intragovernmental & grants	-	126,500	126,500	126,500	126,500	126,500
Fines, forfeitures, other	-	15,900	16,600	17,400	18,300	19,300
Total revenue	\$ -	\$ 3,715,800	\$ 3,777,400	\$ 3,837,900	\$ 3,897,200	\$ 3,957,200
Expense Summary						
Legislative and administrative	\$ 460,455	\$ 838,840	\$ 854,040	\$ 1,459,860	\$ 1,312,660	\$ 1,214,260
Public safety	17,919	388,330	403,620	416,060	428,920	441,400
Transportation	-	250,000	850,000	500,000	600,000	720,000
Culture & Recreation	97,700	1,240,800	1,199,500	974,190	1,018,570	1,061,070
Total expense	\$ 576,074	\$ 2,717,970	\$ 3,307,160	\$ 3,350,110	\$ 3,360,150	\$ 3,436,730
Net Loan Proceeds (Payments)	576,074	(595,898)	-	-	-	-
Net to Capital Reserves	\$ -	\$ 401,932	\$ 470,240	\$ 487,790	\$ 537,050	\$ 520,470
Accumulated Capital Reserves	-	401,932	872,172	1,359,962	1,897,012	2,417,482
Annual Funds Deployed on Town Improvements	25,000	1,175,000	1,674,800	1,485,600	1,421,000	1,376,500
DRAFT COPY FOR DISCUSSION PURPOSES ONLY						

* First Full Fiscal Year: October 2023 - September 2024

Appendix 2: Figure 2.D

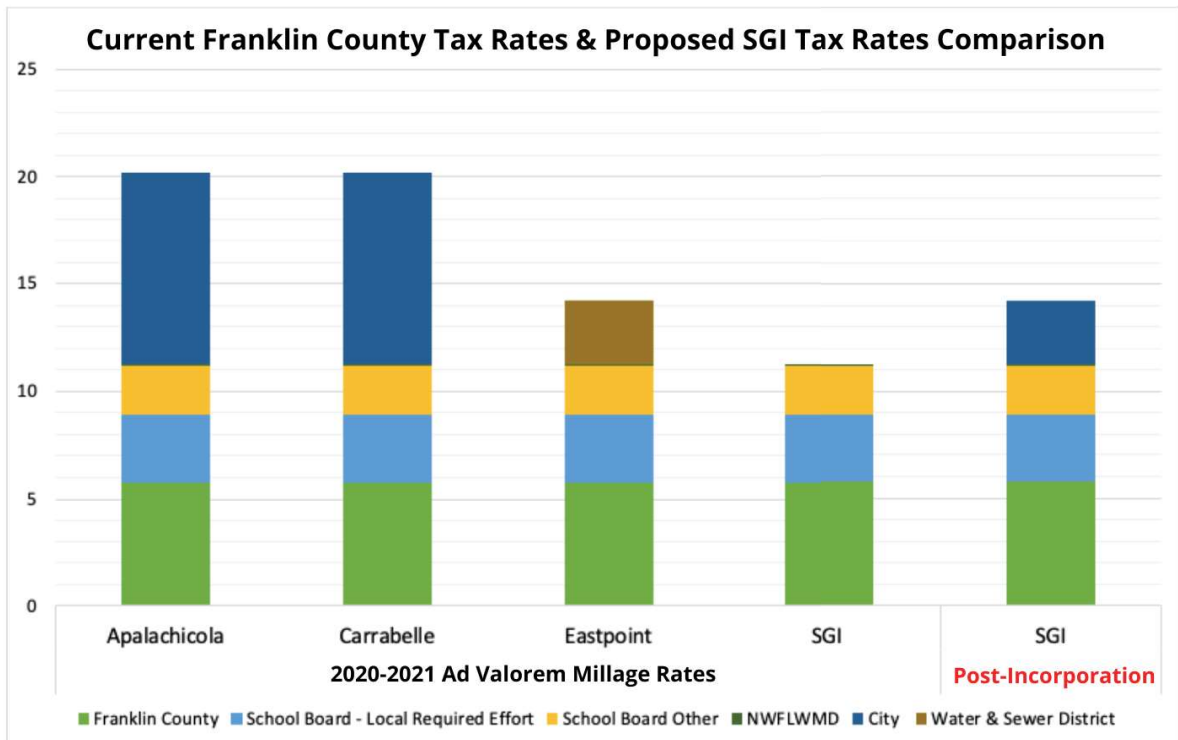
Incorporation Option | March 10, 2021



Proposed Division of Responsibilities

Town of St. George Island handles:	Franklin County handles:
<ul style="list-style-type: none"> • All zoning decisions within the town • Building permits and inspections • City roads (paving, maintenance, and repair) • Rights of way (mowing, parking areas) • Bike path • Public beach access points • Lighthouse Park and Regatta Park • Law enforcement (contracted with FCSO) • Parking enforcement • Funding for Volunteer Fire Department 	<ul style="list-style-type: none"> • Courts and Jail • Property Appraiser • Tax Collector • Supervisor of Elections • Emergency Operations • County roads (paving, maintenance and repair) • Library • Mosquito control and animal control • Hospital & ambulance services • Tourist Development Council • Landfill for solid waste disposal

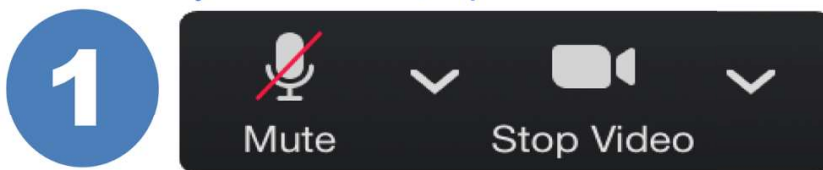
Potential Tax Rate Changes



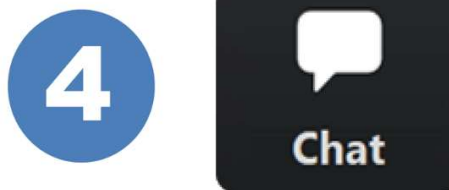
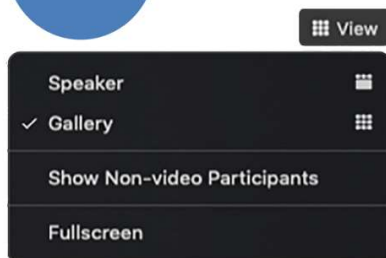
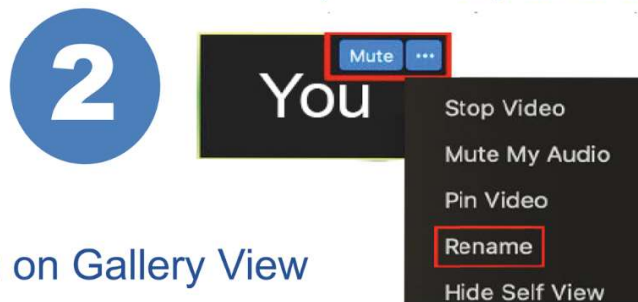


ZOOM MEETING REMINDERS

Mute your microphone when not speaking & turn on your camera, if possible.



Rename yourself to how you would like to be addressed (if not already set as such)



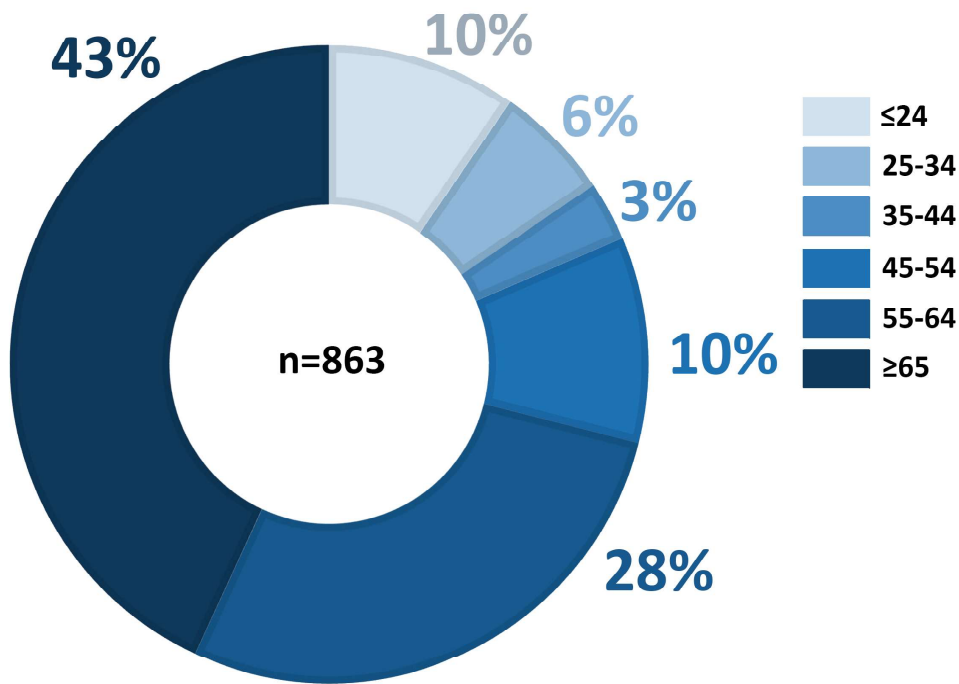
Type comments and questions in the chat if you are not able to speak.

Appendix 3: Figure 3.A

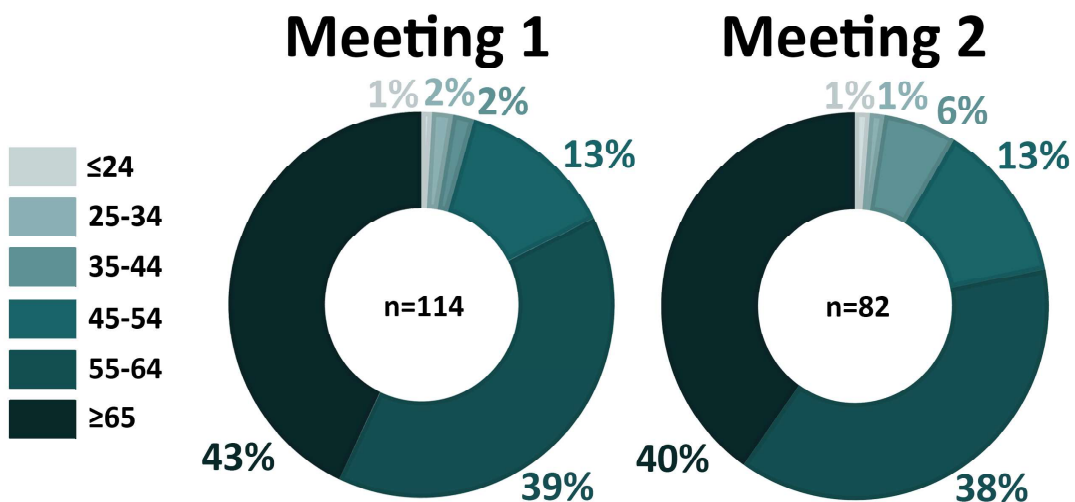
March 10, 2021 Meeting Age Demographics

As a result of the pre-meeting surveys conducted prior to both meetings, demographic data was collected and compared to the entire Island population data. Three key demographic figures that lend themselves to comparison are the age, gender identification, and occupancy/residency status of the respondents.

St. George Island



American Community Survey 2019 5-Year Estimate

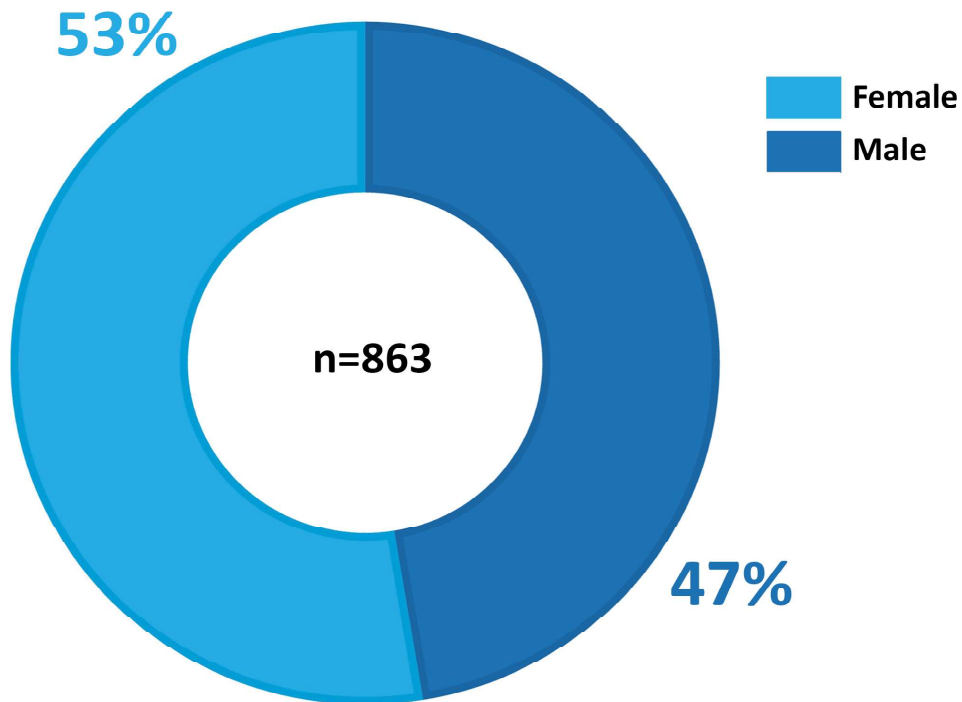


Pre-meeting Registration Surveys

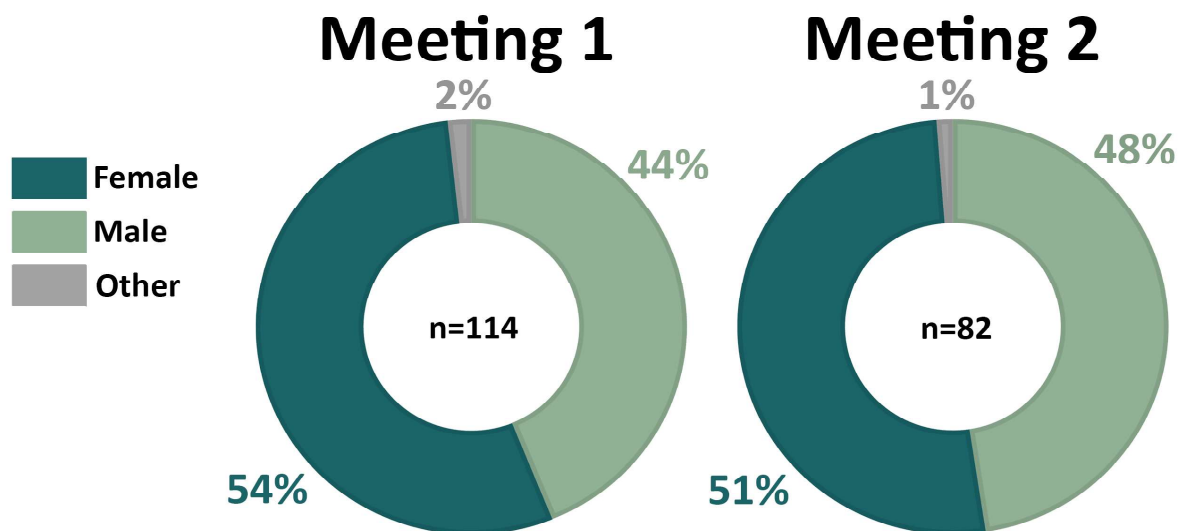
Appendix 3: Figure 3.B

March 10, 2021 Meeting Gender Identification

St. George Island



American Community Survey 2019 5-Year Estimate

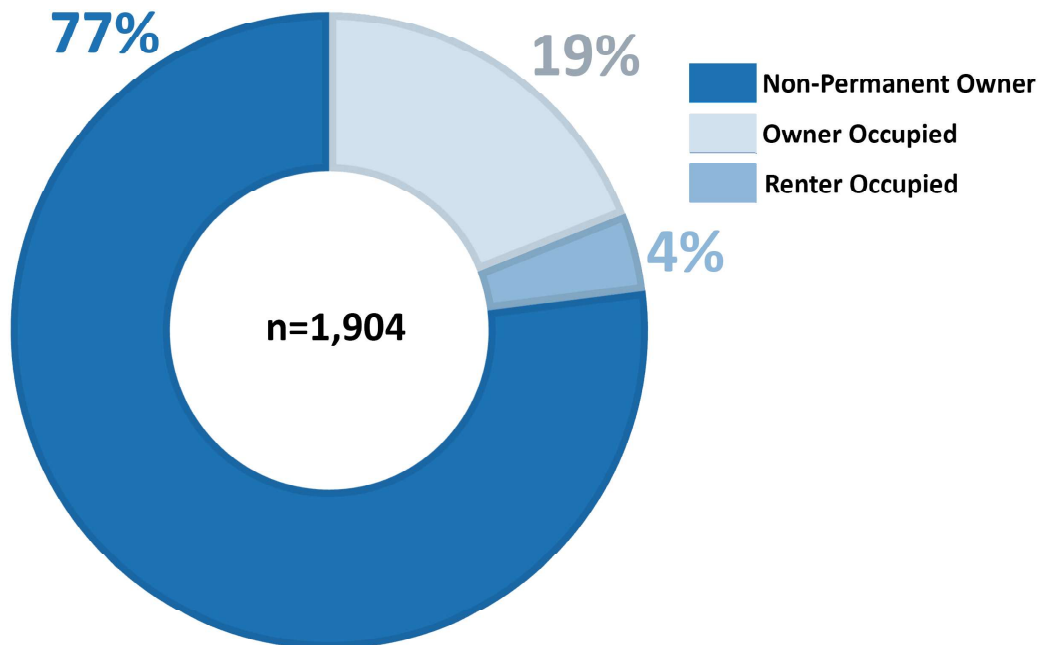


Pre-meeting Registration Surveys

Appendix 3: Figure 3.C

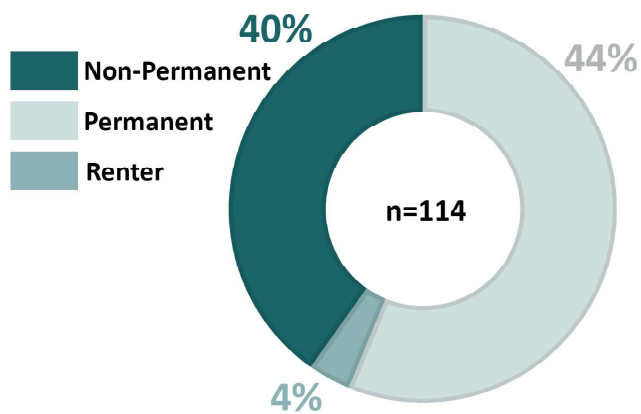
March 10, 2021 Meeting Occupancy/Residency Status

St. George Island



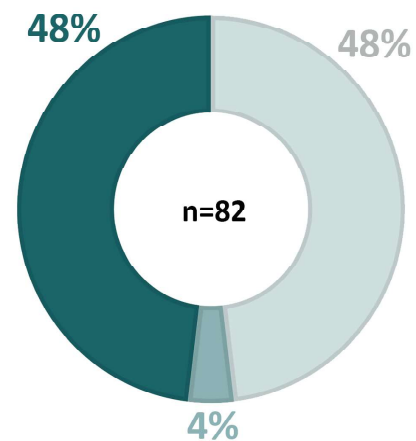
American Community Survey 2019 5-Year Estimate

Meeting 1



Pre-meeting Registration Surveys

Meeting 2



Appendix 4: Figure 4.A

March 10, 2021 Meeting Survey Instrument

The table below is the template used during the final breakout group of the meeting on March 10, to gauge current sentiments toward the possibility of incorporation. Meeting participants were polled in two separate groups, SGI registered voters and non-SGI registered voters (rental & business owners, employees, visitors and others). Only the SGI registered voters are able to vote if a referendum for incorporation occurs, but at this stage of the process the thoughts and feelings of all stakeholders are important. Providing “not sure” as a third option was an intentional design feature to ask those participants what information they need presented in the next meeting to make a more informed decision.

Based on the current information, are you, for, against or unsure about incorporation?			
Polling groups	For Incorporation	Against	Not Sure
SGI Registered Voters			
Rental & Business Owners, Employees, Visitors & Others			

Appendix 5

References

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Response to Economic Restructuring in Franklin County, Florida, USA. *Social & Cultural Geography*, 11(5), 451-474. doi:10.1080/14649365.2010.488748

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