

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, January 9, 2007 at 6:30 p.m., in the Franklin County Courthouse Annex.

PRESENT:	Larry Perryman	Vice Chairman
	Mary Lou Short	Member
	Bob Landiss	Member
	William Laine	Member
	Steve Davis	Member
	John Murphy	Member

ABSENT:	Tony Millender	Chairman
	Gayle Dodds	Member
	Roy McLeod	Alternate
	Arnold Tolliver	Alternate

The meeting was called to order by Vice Chairman Perryman at 6:30 p.m. on Tuesday, January 9, 2007, who thereafter presided.

- 1- Approval of the Minutes of the meeting held December 12, 2006, as mailed.

On motion by Member Laine, seconded by Member Landiss and by the unanimous vote of the Commission present, it was agreed to approve the minutes of the meeting held December 12, 2006, as mailed.

- 2- Review of the Monthly Building Report for December 2006.

The month of December was a very slow month for permitting. However, the month of January looks to be picking up somewhat.

- 3- **CRITICAL SHORELINE APPLICATIONS:**

- A) Consideration of a request to construct a Single Family Residential Dock on Lot 5 Marina Sunset, 2376 Highway 98 East, Lanark, Franklin County, Florida. This application meets all State and Federal requirements and is in compliance with the Franklin County Dock Ordinance. Request submitted by Gene K. Strickland, agent for Emmett Mitchell III, applicant.
- B) Consideration of a request to construct a Single Family Private Dock on Tract 2, 229 River Road, Carrabelle, Franklin County, Florida. This application meets all State and Federal requirements and is in compliance with the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Nancy Kane, applicant.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the Commission present, it was agreed to recommend items (A) and (B) of the Critical Shoreline Applications to the Franklin County Board of County Commissioners for approval.

4- COMMERCIAL SITE PLAN REVIEW:

- (A) Consideration of a request for commercial site plan approval to place an ice vending machine on either Lot 3 or 4, Block 9, David Brown Estates. Request submitted by Jason Cheek, agent.

On motion by Member Short, seconded by Member Landiss and by unanimous vote of the Commission present, it was agreed to recommend item (A) of the Commercial Site Plan Review for approval to the Franklin County Board of County Commissioners for approval contingent upon verifying which lot will be used by submitted a lease agreement or purchase agreement.

5- PLANNED UNIT DEVELOPMENT:

- (A) Review of the Proposed Phoenix Harbor Planned Unit Development.

In brief discussion of this item, Mr. Pierce stated that this item will be discussed in detail on Friday, January 12 with the Seafood Task Force and at that time David Heil with the Department of Agriculture, Dan Tonsimeire with the River Keepers, and County Commissioner Bevin Putnal will be there to listen to all sides. Mr. Pierce also went on to say that the AWT Sewer Treatment Plant would be best suited for the project. Member Short agreed that this project was environmentally sensitive.

6- HOTEL/MOTEL ORDINANCE:

Mr. Pierce mentioned that Mark Curenton, Assistant County Planner, revised the ordinance so that if the developer can not meet the Floor Area Ratio F.A.R. they would have to purchase more property in order to meet that. Mr. Pierce stated that to change the county's F.A.R. would have to amend the Comp Plan and the F.A.R. set is on the same lines as other surrounding counties. Mr. Pierce went on to say that the parking would consist of 1.1 parking space per sleeping room and that the room square footage would be based on the F.A.R. and how many rooms the developer could actually fit into that plan. Mr. Pierce listed that the development would have to be on one single meter, licensed by the state and pay the tourist tax. The members asked to be able to review this and look at it again at the next regular meeting.

7- MOBILE HOME PARK:

Mr. Pierce stated that a Mobile Home Park District is was established as an S-5 District in the Zoning Code. Currently it allows a mobile home park in any district where a mobile home would be allowed to reside. Mr. Pierce went on to say that he would like to see this item be placed under a special exception and central sewer and water in order for the county to have some say as to where mobile home parks would be allowed within Franklin County. Mr. Pierce stated that RV parks is commercial district and cannot be placed in A or V flood zones and that if the county is going to be stricter on where mobile home parks could be placed maybe to allow a higher density instead of the current 4.3 per acre maybe increase it to 10 per acre. Member Short questioned where could these mobile home parks be placed. Mr. Pierce stated that north of Carrabelle, Lanark and Eastpoint. Some of the audience members stated that they felt that mobile home parks should not be able to go in R-2 or R-4 Districts. Mr. Pierce replied that where else would they go if not in the districts that allowed for mobile homes, but if approved, the

county would have a say as to where the best location would be suitable. Mr. Pierce stated that possibly look into going multi-family, such as R-7 Multi-Family High Density. Mr. Pierce stated that the Planning Commission could review it and come back next month.

8- County Planner's Report:

Mr. Pierce mentioned the affordable housing of \$50 Million dollars of State the County has applied for some of this grant money. This money will help to be able to afford to build affordable homes. Mr. Pierce stated that the state has tight guidelines and would depend upon the value of the land. Mr. Pierce stated that the St. Joe Company has agreed to donate 20 acres with water and sewer availability just east of Carrabelle which is valued at \$15,000 an acre which roughly comes to \$300,000. St. Joe will donate land for approximately 60 affordable lots in lieu of 100 units elsewhere. Mr. Pierce states that it is within the state guidelines for them to request.

There being no further business to discuss, it was agreed to adjourn at 7:20 p.m.

Vice Chairman, Larry Perryman

ATTEST:

Director, Alan C. Pierce