

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, January 10, 2006, in the Franklin County Courthouse Annex.

PRESENT:	Mary Lou Short	Chairperson
	Tony Millender	Vice Chairman
	Joseph Parrish	Member
	William Laine	Member
	Steve Davis	Member
	Gayle Dodds	Member
	Larry Perryman	Member
	John Murphy	Member
	Roy McLeod	Alternate
ABSENT:	Rose Drye	Member
	Arnold Tolliver	Alternate

- 1- Approval of the minutes of the meeting held October 11, 2005 and November 8, 2005, as mailed.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minute from October and November 2005, as mailed.

- 2- Review of the Monthly Building Report.

There was no discussion of the Monthly Building Report.

- 3- Critical Shoreline Applications.

- a. Don Scott to construct an observation Pier on lot 18 Heron Bay Village, 2201 Egret Point Road, St. George Island, Franklin County, Florida. This application meets all state and local requirements. Request submitted by GEA, Inc, agent for applicant.

In brief discussion of this item, Chairperson Short questioned whether this application should be reviewed or not being it was an inland pier not being regulated by DEP. Dan Garlick, Garlick Environmental, stated that they were only seeking approval for the Plantation Home Owners Association.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item 3 to the Board of County Commissioners for approval.

- 4- Consideration of a request for re-zoning from R-4 Single Family Home Industry to R-1A Single Family Subdivision and Sketch Plat approval of a 25 lot subdivision named "Cypress Flats" on a 10 acre parcel lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Carroll Holdings, Inc, agent for applicant.

There being some discussion on this project, Ms. Ward stated that this item would be required to sewer, water and paved roads. Ms. Ward stated that there were concerns about the sewer issues. John Carroll, Carroll Holdings, stated the if Tucker's Landing did not go through with its project, then this project would have to meet all engineering requirements that Tucker's Landing would have had to meet. Ms. Ward questioned whether this project had wetlands or not. Mr. Carroll stated that a wetland delineation had been done and there would be no wetlands on the lots. Member Davis stated that there were a lot of people in that area that did not like the idea of third acre lots.

On motion by Member Dodds to approve item 4 contingent upon availability of water and sewer issues being resolved and leaving the comments to be addressed in the public hearing, seconded by Member Millender, and by the following vote.

YEAS:	Member Perryman	NAYS:	Member Murphy
	Member Millender		Member Davis
	Member Dodds		Member Parrish
			Member Laine

- 5- Consideration of a request for Sketch Plat approval of a 4 lot subdivision named "Luna Vista" on property lying in Section 35, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for Kristen Anderson, applicant.

Request removed from the agenda by GEA, Inc, agent.

- 6- Consideration of a request for Final Plat approval of a 3 lot subdivision named "Cedar Oak Landing" on 3.32 acre parcel lying in Section 21, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for John Bone, applicant.

In discussion of this item, Ms. Ward stated that this project is in the Bluff Road area and was by Board of Adjustments for special exception to cluster. Mr. Garlick stated that the easement was abandoned and was privately owned.

On motion by Member Millender, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item 6 to the Board of County Commissioners for approval.

- 7- Consideration of a request for Preliminary Plat approval of a 37 lot subdivision named "Hidden Harbor Phase 2" on a 40.93 acres parcel lying in Section 5, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by GEA, Inc, agent for ALP FLA, LP, applicant.

In brief discussion of this item, Ms. Ward stated that there was some confusion of whether this item went to preliminary plat, and at this point had not been approved. The commission felt that at this time was not wanting set a precedent for any future mishaps.

On motion by Member Laine, seconded by Member Millender and by the following vote, it was agreed to recommend item 7 to the Board of County Commissioners for approval of this Preliminary Plat.

NAYS:	Member Murphy	YEAS:	Member Laine
			Member Millender
			Member Dodds
			Member Davis
			Member Parrish
			Member Perryman

8- Consideration of a request for Commercial Site Plan approval of “George Town Villages” located on Lots 24, 25, 26, 27, 28, 29 & 30, Block 6 West, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Moore Bass Consulting, agent.

In much discussion of this item, Ms. Ward and Eddie Bass, of Moore Bass Consulting, and Leslie Allen, part owner of this project, met with Alan Pierce, Mark Curenton, Robin Brinkley the first week in January about this project and discussed the location of where the first habitable would be established in connection with the height limitations. The developers would really like to make this a true mixed use venture having four 300 square foot rooms for the sole purpose of commercial use and also having the three floors of residential. Ms. Ward stated that between the office and the developers were a bit of confusion and the item was sent to the Planning Commission to decide what to do with this project. Mr. Bass stated that if it wasn’t going to be approved for the mixed use, they would like to present a strictly residential plan for review. Steve Watkins stated that it would be a shame to miss out on the commercial opportunity.

On motion by Member Laine, seconded by Member Perryman and by the following vote, it was agreed to recommend item 8 to the Board of County Commissioners for approval.

YEAS:	Member Laine	NAYS:	Member Dodds
	Member Parrish		Member Murphy
	Member Perryman		
	Member Davis		
	Member Millender		

ADMINISTRATOR’S REPORT:

- 9- Hotel/Motel Ordinance.
- 10- C-3 Commercial Recreational Draft Ordinance.
- 11- C-4 Mixed Use Residential Draft Ordinance.

In brief discussion of items 9-11 Ms. Ward along with the majority of the commission felt that Mr. Pierce should present these items and discuss them along with the Code Enforcement Draft Ordinance at the February 2006 meeting.

12- Small Scale Land Use Changes discussion.

In much discussion of these items, Ms. Ward questioned the commission as to what to present to the Board of County Commissioners. Ms. Ward stated that we have a total of 192.92 acres up for small scale land use changes that would go into as late as the year 2008. Ms. Ward stated that the St. Joe Company has two requests of 12 and 13 acres and would like to be bumped up to this year being that it is commercial and could possibly create more jobs for Franklin County. The commission stated that St. Joe could remain in the order that it was received. The commission as a whole stated that it would be reviewed in the order it was received and that Charla Kearce would be able to re-zone her 17.22 acres and the following would be limited to a cap of 10 acres each. Gene Langston stated that the state tried to help the areas of economic concern with increasing the number of acres you could request to 20 acres and did not increase to maximum number of acres, so therefore creating major problems for Franklin County. Chairperson Short asked Mr. Langston to talk to State Representative Will Kendrick about correcting this issue. Member Dodds stated that the Board of County Commissioners and the Planning Staff would have to work together with the state to correct these issues.

13- Height Limit discussion.

In brief discussion of this item, Ms. Ward requested the commission to look at changing the height limitations. Chairperson Short requested that the commission take the information and review it and the commission will discuss it in the February 2006 meeting.

There being no further business to discuss, on motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to adjourn at 8:35 P.M.

Chairperson, Mary Lou Short

ATTEST:

Zoning Administrator, Rachel L. Ward