

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, January 11, 2005, in the Franklin County Courthouse Annex.

PRESENT:	Mary Lou Short	Chairperson
	Rose Drye	Member
	Steve Davis	Member
	Joseph Parrish	Member
	Gayle Dodds	Member
	William Laine	Member
	John Murphy	Member
	Larry Perryman	Member

ABSENT:	Tony Millender	Vice Chairman
	William Key	Member

- 1- On motion by Member Dodds, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held December 11, 2004, as mailed.

On motion by Member Dodds to amend the agenda to include Mr. Joe Felice's re-zoning request that was by mistake left off by the Franklin County Planning Department.

Mr. Pierce stated that Franklin County is trying to streamline into the 2005 year by making the meetings more productive and to make it more productive the county is going to have consent agendas from the Board of Adjustment and the Planning and Zoning Commission. In order to accomplish this the Planning Department would need to have the consent agendas on the Board of County Commissioners agenda no later than the Thursday before the meeting. All non-controversial items would be approved by consent, and the controversial items would be set for the following Board of County Commissioners meeting for a public hearing.

- 2- **Monthly Building Report:** In brief discussion of the Monthly Building Report and the Year End Report it was stated that the Building Department was very busy and brought in a lot of money for the 2004 year. Mr. Pierce stated that the year end report will be streamlined and only important things would be shown. Chairperson Short stated that there was a \$121,000.00 increase in revenue last year more than doubling the year 2003.

3- **Critical Shoreline Applications:**

- (A) Wayne Benningfield to construct a Single Family Private Pier at 1729 US Highway 98, Carrabelle, Franklin County, Florida. The pier will be 292' x 4' and have a 20' x 8' terminal platform. This application meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Wayne Benningfield, owner.
- (B) Jim Kinman to construct a Single Family Private Pier on Lot 9 Bay Cove Village, 2047 Sand Dollar Trail, St. George Island, Franklin County, Florida. The pier will be 105' x 4' and have a 20' x 6' terminal platform. This application meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Jim Kinman, owner.

(C) Floyd Llewellyn to construct a Single Family Private Pier on Lot 16 Bay Palm Village, 1415 Evodia Court, St. George Island, Franklin County, Florida. The pier will be 212' x 4' and have a 20' x 6' terminal platform. This application meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Floyd Llewellyn, owner.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend these items (A), (B), & (C) of the Critical Shoreline Applications to the Board of County Commissioners for approval.

In much discussion of the Public Workshop concerning the C-5 District proposal, Mr. Pierce stated that the county would not force owners to re-zone to C-5, but that C-5 would be created with some incentives to become C-5. Mr. Pierce went on to say that some of the incentives could include reducing parking requirements, setback incentives, stormwater, commonwall construction, landscaping, and sewer capabilities and additional residential units. Mr. Pierce stated that rather than re-inventing the wheel, he would check into similar areas and try to come up with a great plan for this district. Mr. Pierce stated that he hoped to have this by the next regular meeting.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to only review items 4 and 5 with less than 3 lots to re-zone.

- 4- Consideration of a request to re-zone Lots 1 and 2, Block 2 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Residential. Request submitted by Nick Yonclas, agent for Gordon and Janet Adkins, owners.**

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to recommend re-zoning of item #4 to the Board of County Commissioners for approval.

- 5- Consideration of a request to re-zone Lots 7 and 8, Block 4, Unit 1 East, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Residential. Request submitted by Larry Troy, owners.**

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend re-zoning of item #5 to the Board of County Commissioners for approval.

- 6- Consideration of a request to re-zone a ten acre parcel lying in Section 13, Township 7 South, Range 5 West, also known as 435 Mill Road, Carrabelle, Franklin County, Florida from R-3 Estate Residential to R-1 Single Family Residential. Request submitted by Alvin Morris, owner.**

Mr. Morris stated that this is the ten acres not bordering the river and that the ingress and egress will come off of Mill Road.

On motion by Member Dodds, seconded by Member Davis 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 to re-zone 31 Washington Street, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to C-4 Mixed Use Residential and a Small Scale Land Use Change from Residential to Commercial. Request submitted by Willie and Maxie Carroll, owners.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item # 7 to the Board of County Commissioners for approval.

- 8- Consideration of a request to re-zone a 9.98 acre parcel lying in Section 32, Township 6 South, Range 1 West, (Kestner Property) Alligator Point, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use Change from Agricultural to Residential.

This item was table due to no representation for discussion.

- 9- Consideration of a request to re-zone 27 Washington Street, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to C-4 Mixed Use Residential and a Small Scale Land Use Change from Residential to Commercial. Request submitted by A.J. Taylor, owner.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item # 9 to the Board of County Commissioners for approval.

- 10- Consideration of a request to re-zone a 1.29 acre parcel lying in Section 23, Township 6 South, Range 8 West, North of Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-2 Single Family Mobile Home and a Small Scale Land Use Change from Rural Residential to Residential. Request submitted by Barbara Carlson, owner.

In much discussion of this item Ms. Carlson stated that she bought this property with the intentions of building a house for homesteading. Ms. Carlson stated that since purchasing this property it has come to her attention that there was controversial issues against selling off the property to non-relatives.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item # 10 to the Board of County Commissioners for approval.

- 11- Consideration of a request to re-zone Lots 3 & 4, Block 5, Unit 1 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Robert S. Herren, owner.

- 12- Consideration of a request to re-zone Lots 10 & 11, Block 4, Unit 1 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Robert S. Herren, owner.

- 13- Consideration of a request to re-zone Lots 12, 13, 14, 15, 16, 17 & 18, Block 4, Unit 1 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Robert S. Herren, owner.

- 14- Consideration of a request to re-zone Lots 1, 2, 5, 27, 28, 29, 30, 31 & 32, Block 5, Unit 1 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Robert S. Herren, owner.
- 15- Consideration of a request to re-zone Lots 4, 5, 6, 7, 8, 25, 26, 27, 28 & 29, Block 2 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Residential. Request submitted by J. Felice, owner.

Items 11-15 were tabled.

- 16- Consideration of a request to re-zone Lots 6, 7 & 8 Vrooman Estate Properties a .80 acre parcel lying in Section 25, Township 8 South, Range 6 West, 595 US Highway 98, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-5 Multi-Family. Request submitted by Inovia Consulting Group, (Formally known as L & W Engineering) agent for Super Holdings Investments LLC.

In much discussion of this item Mr. Waddell stated that this land is three separate parcels recorded before 1979 and can have three structures on the lots. Mr. Waddell went on to say that his client is requesting R-5 Multi-Family so that he could place a tri-plex with commonwall construction on the land. Mr. Waddell went on to say that the Eastpoint Water and Sewer were not promising tap because there were only 50 taps left and that the taps could be purchased at the time of construction if available. Mr. Pierce stated that if taps became unavailable the land would revert back to R-1 Single Family Residential uses.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item # 16 to the Board of County Commissioners for approval.

- 17- Consideration of a request to re-zone a 2.39 acre parcel lying in Section, Township, Range, 279 Patton Drive, Eastpoint, Franklin County, Florida from C-4 Mixed Use Commercial to R-8 Multi-Family Medium Density and a Small Scale Land Use Change from Commercial to Multi-Family Medium Density. Request submitted by Golden Coast Development LLC, agent for Albert Bryant, owner. (Current owner, under contract).

Member Dodds stepped down because she has interest in this property.

In much discussion of this item Ms. Dodds stated that this would be at least a year and a half process. Ms. Dodds went on to say that the plan is to create duplex's on the lots or stack the units. Ms. Dodds went on to say that there were still concerns about the water and sewer because of the lack of taps. Member Perryman stated that the density for R-7 High Density seemed to be an issue for the Miller property and others. There were a lot of concerns about affordability and would it be affordable housing. Ms. Dodds stated that it would neither be High-End Development nor would it be Low-End Development. There were also concerns about the roads surrounding the property. Mr. Pierce stated that these were roads, but would probably not ever see them cut through. Ms. Dodds stated that the ponds shown on the maps would be placed there for the stormwater run off.

On motion by Member Drye, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend to re-zone item # 17 to R-8 Multi-Family Medium Density to the Board of County Commissioners for approval.

18- Consideration of a request for Site Plan approval of an 18 lot Multi-Family Subdivision (not currently named) on property described as 279 Patton Drive, Eastpoint, Franklin County, Florida. Request submitted by Golden Coast Development, LLC, agent for Albert Bryant, owner. (Current Owner, under contract).

Taken off the agenda, and to be placed on the February agenda.

19- Consideration of a request for Sketch Plat approval for an 8 lots subdivision named “Sanaullah River Estates” property lying in Section 14, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Shamshad Sanaullah, owner.

In brief discussion of this item Mr. Garlick stated that this item has been seen before, but there were some problems with an unrecorded easement that bordered the property that will provide access to the lots on the west side. Mr. Garlick stated that the owners would stipulate to one community dock and will need a boardwalk to cross. Mr. Garlick went on to say that only two of the eight lots would need aerobic systems and all is one acre in size.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item # 19 to the Board of County Commissioners for approval.

20- Consideration of a request for Preliminary Plat approval of a 40 lot subdivision named “Bear Trace” a 19.39 acre parcel lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, and Inovia Consulting Group (formally known as L & W Engineering) agent for Stuart White, owner.

This item was taken off of the agenda.

21- Zoning Administrator’s Report:

(A) Skip Frink’s request for information regarding a house located in the R-4 Single Family Home Industry District and whether a bed and breakfast would be allowed.

In brief discussion of this item Mr. Pierce stated that as long as the owners lived in the home and ran the bed and breakfast it seemed to be suitable. Member Dodds stated that years ago Mr. Green requested the same and nothing was ever accomplished. Ron Truetel the owner of the home stated that this was previously Mr. Greens home. There was much discussion about what zoning would better fit for this request, but it was left to R-4 Single Family Home Industry.

On motion by Member Drye, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to request the Zoning Code to include and allow Bed and Breakfast under the R-4 Single Family Home Industry zoning as long as the owners resided in the structure.

(B) Steamer's Raw Bar Discussion.

In much discussion of this item Mr. Pierce stated that Jenny Griner would like a definition of "Tourist Oriented Limited Stay Facilities". Mr. Pierce went on to say that Pete Wilson, owner of Steamer's Raw Bar receive special exception for a number of things such as to build below base flood, to run a raw bar, and offices upstairs to facilitate the business'. Chairperson Short stated that the three rooms upstairs facilitate his guide fishing guests for overnight stay, and in the last meeting Mr. Wilson plainly lied to us, because he stated he would not allow overnight stay. Mr. Pierce went on to say that Mr. Wilson is in trouble with the Division of Hotels and Motels. Mr. Pierce went on to say to qualify for a motel status you must have six rental units, and to qualify for hotel status you must be able to sleep 25 people or more, and Steamer's does not qualify for either. Mr. Pierce stated that he asked the Division of Hotels and Motels not to issue the license to Steamers for the overnight facilities. Member Parrish had many concerns about the surrounding zoning and felt that it would be wrong to allow for Tourist Oriented Facilities and prohibit hotels and motels. Member Parrish stated that the C-1 Commercial Fishing District needed to be protected because it is limited to only 2 miles of the bay area.

On motion by Member Parrish, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to stick to the C-1 District as written and not allow tourist limited stay facilities.

Mr. Pierce stated that the Board of County Commissioners have final say in this matter, although the Division of Hotels and Motels do not have to give a license and it is ultimately in their hands. The County can turn the power off and bar the doors; if the county had Code Enforcement it would be better. Ms. Toni Taranto stated that she hoped that the Board would consider the same steps in not approving unauthorized construction.

There being no further discussion it was agreed to adjourn at 9:10 p.m.

Mary Lou Short, Chairperson

Rachel L. Ward, Zoning Administrator