

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, February 8, 2005, in the Franklin County Courthouse Annex.

<b>PRESENT:</b>	<b>Mary Lou Short</b>	<b>Chairperson</b>
	<b>Rose Drye</b>	<b>Member</b>
	<b>Steve Davis</b>	<b>Member</b>
	<b>Joseph Parrish</b>	<b>Member</b>
	<b>John Murphy</b>	<b>Member</b>
	<b>William Laine</b>	<b>Member</b>
	<b>Larry Perryman</b>	<b>Member</b>
	<b>William Key</b>	<b>Member</b>

<b>ABSENT:</b>	<b>Tony Millender</b>	<b>Vice Chairman</b>
	<b>Gayle Dodds</b>	<b>Member</b>

- 1- On motion by Member Drye, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held January 11, 2005, as mailed.
- 2- No comment was made on the Monthly Building Report.
- 3- Critical Shoreline Applications:
  - a. James M. Stewart to construct a Single Family Private Dock on Lot 19, Driftwood, 2760 Highway 98 East, Lanark, Franklin County, Florida. The Dock will be 210' X 4' with a 6' X 10' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by David Keith, Docks 4 Less, agent for James M. Stewart, owner.
  - b. Gerald Bryant to construct a Single Family Private Dock on Lot 4 A, West End, Dog Island, Franklin County, Florida. The Dock will be 470' X 4' and have an 8' X 30' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by Mike Langston, agent for Gerald Bryant, owner.

On motion by Member Drye, seconded by Member Davis and by unanimous vote of the Commission present, it was agreed to recommend items (a) & (b) of the Critical Shoreline Applications to the Board of County Commissioners for approval.

4- C-5 Discussion:

In brief discussion of this item Alan Pierce, Director of Administrative Services, stated that in his research of creating this C-5 District and consulting with the local realtors they came up with some solutions to possibly solve some issues. One solution is to have lot line to lot line construction and to move the buildings forward into the setback and create rear parking. Another solution would be to build a commercial building with units and sale off each unit separately. Another solution would be to have more than one lot and the owner put in a higher level sewer treatment plant, storm-water and better parking. Mr. Pierce went on to say that there were other solutions the county could possibly help with such as expanding the public parking area, and possibly help with storm-water issues and sidewalks.

- 5- Consideration of a request to re-zone Lots 27, 28, 29 & 30, Block 4 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Sailfish Investments Ltd, George Mahr, owner.
- 6- Consideration of a request to re-zone Lots 28, 29 & 30, Block 3 East, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Jar Enterprises, LLC, Andrew Lasky and Ronald Kirschner, owners.
- 7- Consideration of a request to re-zone Lots 11, 12, 13, 14, 15 & 16, Block 8 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Felfair Brokers, Billy Schultz, owner.
- 8- 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 Residential. Request submitted by Robert S. Herren, owner.
- 9- 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 Residential. Request submitted by Robert S. Herren, owner.
- 10- 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 Residential. Request submitted by Robert S. Herren, owner.
- 11- 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 Residential. Request submitted by Robert S. Herren, owner.
- 12- 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.
- 13- Consideration of a request to re-zone Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9, Block 8 East, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Sara A. Rodrigue, owner.
- 14- Consideration of a request to re-zone Lots 20, 21, 22, 23, 24, 25 & 26, Block 4 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Sara A. Rodrigue, owner.
- 15- Consideration of a request to re-zone Lots 8, 9, 10 & 11, Block 3 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Sara A. Rodrigue, owner.
- 16- Consideration of a request to re-zone Lots 1 & 2, Block 4 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Sara A. Rodrigue, owner.

**17- Consideration of a request to re-zone Lots 14, 15 & 16, Block 5 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Billy & Judy Blackburn, owners.**

**On motion by Member Laine, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to table items (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16) & (17) until the March 8, 2005 meeting.**

**In other discussion of the C-5 District George Mahr stated that he owned 29 lots in the commercial district and commends Mr. Pierce for his research. Mr. Mahr went on to say that he has concerns of storm-water and that the drainfields for the treatment plants are too large for the lots. Mr. Mahr stated that in order to make this happen the county could possibly lease some land or charge an impact fee to use the county rights-of-ways for storm-water and drainfields. Mr. Pierce stated that with cooperative agreements and the county could possibly help in the storm water issues, not being fully familiar with the sewer aspect at this time.**

**18- Consideration of a request to re-zone a 43.52 acre parcel lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-1 Single Family Residential. Request submitted by GEA, Inc, agent for the Cornerstone Solution Group LLC, owners.**

**Mr. Pierce stated that this item came in for clustering and sketch plat approval last month, but the County overlooked the fact that in the R-4 Single Family Home Industry District you can not cluster lots. Mr. Pierce went on to say that the acreage is not changing it will still be one unit per acre and the density is still the same and will be on well and septic or aerobic.**

**On motion by Member Laine, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend item (18) to the Board of County Commissioners for approval.**

**19- 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 Landuse Change from Agriculture to Residential. Request submitted by Mr. Kestner, owner.**

**In brief discussion of this item Mr. Bob Counts, the agent for Mr. Kestner, stated that the property was surrounded by state owned land and residential land. Member Murphy questioned the plan and what would be the future use of the land. Mr. Counts stated that it would contain at least nine one acre lots. Member Murphy also questioned how many driveways it would have on Alligator Drive. Mr. Counts stated that there would be access off of Alligator Drive, but there was no definite plan at this time. Mr. Pierce stated that there could be seven 100' lots on the front with some combined driveways and two lots in the rear.**

**On motion by Member Murphy, 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 to re-zone a 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, Blounts Bay, Franklin County, Florida from A-2 Forestry Agriculture to R-3 Estate Residential and a Small Scale Landuse Change from Forestry Agricultural to Estate Residential. Request submitted by James Barrs Floyd, owner.**

In much discussion of this item Member Drye questioned if the next item was requesting the same thing and why was it not considered a large scale land use change. Mr. Pierce stated it was two separately deeded parcels. Mr. Barrs Floyd stated that this was part of the 70 acre parent tract, but the county gives the owner the ability to change it as small scale land use change if re-zoning ten acres or less at one time. Mr. Barrs Floyd stated that they have met in the Planning Office on numerous occasions. Mr. Barrs Floyd went on to say that they wanted to use the land to build some fish camp style houses. Member Davis stated that he was glad that they were requesting one unit per five acres instead on one unit per acre. Ms. Helen Spohrer stated that these projects were in the middle of state owned land and bordering her property and that they would have to use a part of her private easement to get to that property. Ms. Spohrer went on to say that she felt the two projects should be a large scale land use change and not small scale. Ms. Spohrer went on to say that it would be a travesty to impact the wildlife and marine life in this area and asked to deny these requests. There was much discussion concerning whether both changes would collectively need a large scale change. Mr. Floyd contended they are two separate parcels and could be addressed through a small scale change. Ms. Spohrer stated that as of February 1, 2005 the property was still titled in one name.

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

<b>YEAS:</b>	<b>Chairperson Short</b>	<b>NAYS:</b>	<b>Member Murphy</b>
	<b>Member Davis</b>		<b>Member Drye</b>
	<b>Member Laine</b>		
	<b>Member Perryman</b>		
	<b>Member Parrish</b>		

**21- Consideration to re-zone a 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, Blounts Bay, Franklin County, Florida from A-2 Forestry Agriculture to R-3 Estate Residential and a Small Scale Landuse Change from Forestry Agricultural to Estate Residential. Request submitted by J. Patrick Floyd, owner.**

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

<b>YEAS:</b>	<b>Chairperson Short</b>	<b>NAYS:</b>	<b>Member Murphy</b>
	<b>Member Davis</b>		<b>Member Drye</b>
	<b>Member Laine</b>		
	<b>Member Perryman</b>		
	<b>Member Parrish</b>		

**22- Consideration of a request to re-zone a 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from R-1 Single Family Residential to R-1a Single Family Residential Subdivision. Request submitted by GEA, Inc agent for Lou Davis, prospective owner. (Owner: Avery & Marilyn Schwer.)**

In brief discussion of this item, Mr. Pierce stated that the Eastpoint Water and Sewer District has presented Franklin County with a letter stating that they only have a limited amount of water and sewer taps available and are only for failed wells and failed septic tanks within the Water and Sewer Districts line sites. Mr. Pierce went on to say that the Water and Sewer District will no longer give written statements that water and sewer will be available for new development at this time. George Allen, Vice President of the Eastpoint Water and Sewer District stated that there were only about 40 water and 40 sewer taps left for emergency use only. Member Laine questioned the total sewer capacity. Mr. Allen stated 300,000 gallons a day and water is based on DEP regulations.

This item was withdrawn by Dan Garlick, agent.

**23- Consideration of a request to re-zone Lot 9, Gulf View Acres, Lanark Village, Franklin County, Florida from R-1 Single Family Residential to R-1a Single Family Subdivision. Request submitted by Inovia Consulting Group, agent for Oliver L. Kennon Jr. and Dawn G. Carter, owners.**

In brief discussion of this item Mr. Jim Waddell stated that this item was brought before the planning commission on November 12, 2004 and was withdrawn. Mr. Waddell stated at this time he is only asking for the re-zoning and will come back at a later date to have sketch plat approval. Mr. Waddell present three sketch plats just to give the commission an idea of what to expect in the future.

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

<b>YEAS:</b>	<b>Chairperson Short</b>	<b>NAYS:</b>	<b>Member Perryman</b>
	<b>Member Davis</b>		<b>Member Murphy</b>
	<b>Member Parrish</b>		
	<b>Member Drye</b>		
	<b>Member Perryman</b>		

**24- Consideration of a request for Site Plan approval of an 18 Unit Multi-Family Subdivision (not currently named) on property described as 279 Patton Drive, Eastpoint, Franklin County, Florida. Request submitted by Jeffrey Dykes, agent for Golden Coast Development LLC. (Property is under contract and is currently owned by Albert Bryant.)**

This item was withdrawn by Jeff Dykes, agent.

**25- Consideration of a request for Commercial Site Plan approval for “Georgetown Village Development” property described as Lots 24, 25, 26, 27, 28, 29 & 30, Block 6 West, Unit 1, St. George Island, Franklin County, Florida. Request is to allow 7 Buildings to function as commercial business’ downstairs and residential upstairs. Request submitted by Inovia Consulting Group, agent for Dean Development, owner.**

**In much discussion of this item, Mr. Waddell stated that this project has come before the Planning and Zoning commission on a number of occasions as well as to the Board of Adjustment. Mr. Waddell went on to say that the previously approved variance has expired and in the meantime a new plan was in the works. Mr. Waddell stated that this project would have an onsite sewer treatment facility and enough commercial and residential parking spaces for the village type of community and would have adequate storm water retention. Mr. Waddell stated that there would be stipulations against the use of commercial restaurants and food preparation spaces. Mr. Pierce questioned how the units would be sold. Mr. Waddell stated that it would be tenants in common. Mr. Pierce asked whether sidewalks could be apart of the plan and if there is no encroachment. They also disclosed using the setback as additional parking space. Mr. Waddell stated that could be a possibility.**

**On motion by Member Perryman, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commission for approval.**

**26- Consideration of a request for Sketch Plat approval of a 3 Lot subdivision named “High Tide” on property lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida. Request submitted by Joseph H. Rowell, owner.**

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

**27- Consideration of a request for Sketch Plat approval of a 10 Lot subdivision on a ten acre parcel named “St. George’s Bluff” property located at 1693 U.S. Highway 98, East of Eastpoint, Franklin County, Florida. Request submitted by Milton Hancock, owner.**

**In brief discussion of this item Mr. Pierce stated that he represented Mr. Hancock in the private sector and it was going for a large scale land use change and clustering, but since the Comp Plan amendments are being held up Mr. Hancock would like to do this in phases and do the small scale land use change. Mr. Waddell stated that the first phase would consist of the west ten acres that is currently zoned R-6 Rural Residential which is one unit per ten acres. Ms. Gail Reglemyer stated that in considering the increase in density, traffic, air quality and taxation on the bay, please look at the big picture.**

**On motion by Member Laine, seconded by Member Davis ad by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.**

**28- Consideration of a request for Sketch Plat approval of a 10 Lot subdivision named “Pelican Harbor” on a 4.47 parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Lou Davis, prospective owner. (Owner: Avery & Marilyn Schwer.)**

This item (28) was withdrawn by Dan Garlick, agent.

**PUD 101:** Mr. Pierce went on to state that there have been a number of Planned Unit Developments take place in the county such as: Bob Sikes Cut, Greenpoint, Dog Island, St. James Bay, SummerCamp and South Shoals. Mr. Pierce briefly reviewed with the Board, the PUD process. Based on the Comp Plan, a Planned Unit Development is an innovative method of development which is applied to a specific property. It allows both residential and commercial development within a single development.

**29- Consideration of a request for “Eastpoint Cornerstone Planned Unit Development” 26 Commercial/Residential Units and 135 Multi-Family Units on a 9+ acre parcel lying in Section 31 & 32, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Cornerstone Solutions, LLC, owners.**

In much discussion of this item Mr. Pierce stated that Cornerstone Solutions has availability of 69 water and sewer taps and this project could be done in phases. Mr. Garlick stated that this project is right in the middle of Eastpoint on the Miller, Flowers and old mobile home properties. Mr. Garlick stated that the owners recently re-zoned north of the site to R-8 Multi-Family Medium Density which allows eight units per acre. He stated that the commercial area would be closer to Highway 98 and have the traffic going behind the buildings. Mr. Garlick stated that the impervious area would be 60% at this time under the PUD and the maximum in the C-4 District is 80%. He also stated that the power line easement through Progress Energy would allow some uses such as storm water management areas. Mr. Garlick stated that the first tier would have commercial downstairs and residential upstairs, which would be elevated to meet the flood requirements, second and third tier would be residential. There would be nine parking spaces for the commercial and 3 to 6 parking spaces for residential and the maximum height would be no more than 35 feet in height. Chairperson Short questioned the south side and would it be apart of the PUD. Mr. Garlick stated that the south side of Highway 98 as to whether it would not be apart of the PUD. Member Murphy voiced his concern about development pushing the seafood industry out of the way for money. Mr. Garlick stated that it would not necessarily move it out faster, but with the Raw Bar and open market and including the commercial boat slips it would still be used to unload oyster boats. Mr. Pierce asked for verification on the commercial space and parking requirements. He also wanted assurance that each residential lots would have the required spaces.

On motion by Member Davis, seconded by Member Perryman and by the following vote, it was agreed to recommend this item to the Board of County Commissioners to hold a public hearing.

**YEAS:**           Chairperson Short  
                  Member Davis  
                  Member Perryman  
                  Member Drye  
                  Member Parrish  
                  Member Laine

**NAYS:**           Member Murphy

**30- Consideration of a request for “Tucker’s Landing Planned Unit Development” to allow mixed use residential and commercial development on an 18.08 acre parcel lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Inovia Consulting Group and Nick Yonclas, agents for AK47, LLC and B & H LLC, owners.**

**Member Drye steps down as she has an interest in the property.**

**In much discussion Mr. Waddell stated that the applicant was aware that there are significant environmental features of the property and the applicant has a desire to create a mixed use development that combines commercial and residential uses of the property which will protect those features by clustering the development in less significant areas which will also allow the flexibility in lot sizes and setback standards established by this PUD. Mr. Waddell went on to say that the development will eliminate 42 substandard housing units presently served by septic tanks, and replace same with new code compliant housing units served by a central sewer system, and further, such development will eliminate fuel tanks above and below the ground.**

**On motion by Member Perryman, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners to hold a public hearing.**

**1- Zoning Administrator’s Report:**

**A- Steamer’s Raw Bar Discussion.**

**Mr. Pierce stated that Pete Wilson of Steamer’s Raw Bar, was trying to solve the issues, in the meantime since Mr. Wilson is not present this will be discussed at a later time.**

**There being no further discussion it was agreed to adjourn at 10:07 P.M.**

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**Chairperson, Mary Lou Short**

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**Zoning Administrator, Rachel L. Ward**