

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, February 14, 2006, at 6:30 p.m. in the courthouse annex.

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

ABSENT:	Roy McLeod	Alt Member
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Alan Pierce presented Mr. Arnold Tolliver to the Commission as the new alternate replacing William Key.

Mr. Pierce told the Commission about two learning opportunities for the commission members as well as the public. The first will be held in Mexico Beach and is sponsored by the University of Florida; the second a planning exercise to be held in Apalachicola, February 22-28 and is sponsored by Growth Group, LLC. He can give those interested more information.

1 – There were questions concerning the minutes of the meeting held January 10, 2006, it was agreed to have Ms. Ham review and make corrections, and review for approval at the next meeting.

2 – The Monthly Building Permit Report was reviewed and Mr. Pierce noted that the number of permits issued has decreased.

CRITICAL SHORELINE APPLICATIONS

a) Shaun Donahoe to construct a single family dock on Lot 50, St. James Island Park, 3014 US Highway 98, St. James, Franklin County, Florida, as submitted by GEA, Inc. The application meets all necessary state and local requirements.

b) Conrad Seascholtz (One Particular Harbor) to construct an observation pier south of 873 US Highway 98, Eastpoint, Franklin County, Florida, as submitted by GEA, Inc. The application meets all necessary state and local requirements.

c) Lou Davis to construct an observation pier for “Pelican Harbor Subdivision” at 638 US Highway 98, Eastpoint, as submitted by Garlick Environmental Associates, Inc. The application meets all necessary state and local requirements.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the Commission present, it was agreed to recommend to the Board of County Commissioners that they approve these Critical Shoreline Applications.

FINAL PLAT REVIEW

Item #4 The Sketch Plat of an 8 lot subdivision, “New River Pines”, was deferred until the land use proposal for this property has been addressed.

Mr. Pierce presented “Hidden Harbor, Phase II”, for final plat approval. He explained that this will be a 37 lot subdivision which has gone through the cluster process. The lot layout is the same as presented during preliminary plat review. On motion by Member Millender, seconded by Member Dodds, and by the following vote of the Commission present, it was agreed to recommend to the Board that they approve the final plat of “Hidden Harbor, Phase II”.

Yea:	Member Dodds	Nay:	Member Murphy
	Member Millender		
	Member Parrish		
	Member Laine		
	Member Davis		
	Member Perryman		
	Member Drye		
	Member Tolliver		

On motion by Member Dodds, seconded by Member Millender, and by unanimous vote of the Commission present, it was agreed to table the final plat for “Rio Nuevo Estates” as the property owner was not present, and there was a question concerning a pond on the property.

The Commission reviewed the final plat for “Tucker’s Landing PUD”, a 60 lot subdivision in Section 27, Section 8 South, Range 5 West, north of Apalachicola, Franklin County, Florida. Mr. Pierce explained there will be 17 single family lots on the river and the remaining will be commonwall townhouse lots. On motion by Member Dodds, seconded by Member Millender, and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve the final plat for “Tucker’s Landing PUD”. Member Drye abstained from voting as she has an interest in the project

The Commission reviewed the final plats for “The Soundings”, a 20 lot subdivision and “The Sounds East”, a 10 lot subdivision both lying in Section 18, Township 8 South, Range 5 West. Mr. Pierce explained that this property has been in the review process for about two years, having to go through a large scale landuse change, which has finally been approved. He recommended the Commission approve these final plats. On motion by Member Dodds, seconded by Member Laine, and by unanimous vote of the Commission present, it was agreed to recommend final plat approval for both “The Soundings” and “The Soundings East”.

SITE PLAN REVIEW

The Commission reviewed a site plan for “Georgetown Villages”, Lots 24-30, Block 6, Unit One West, St. George Island, as presented by Leslie Allen & Moore Bass Consulting. The site plan indicated seven residential units on lots zoned C-4. It was explained that the applicant has withdrawn a previous site plan which included commercial space, because of several issues including height of the buildings as well as potential problems with fill being placed on the site. Ms. Allen appeared before the commission and presented the site plan indicating that the structures will be built on the property as a complex with the buildings crossing lot lines. The developers plan to sell pad sites and allow individuals to build homes, restricting the type of development with deed restrictions or homeowner association restrictions. There was much discussion concerning the legal issues of selling house pads and on motion by Member Millender, seconded by Member Davis, and by unanimous vote of the Commission present agreed to table the request and asked Ms. Allen to come back with more detailed sketches including landscaping, building elevations and homeowner’s association documents.

LOT RECONFIGURATION

Mr. Pierce presented a request to reconfigure two lots just west of Apalachicola. Lots 19 and ½ of Lot 18 are adjacent to the city limits and the applicant wants to reconfigure the lots so that the lots would be of equal size running north and south. On motion by Member Dodds, seconded by Member Davis, and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they deny this request. It was suggested that applicant reconfigure with the new lot lines running east to west.

SCRIVENER’S ERROR

Mr. Pierce presented to the Board a request to correct the land use map which indicates that a parcel on McKissack Beach is zoned commercial. He went on to say that the zoning maps have always shown it as residential, and this is what the surrounding

prty is zoned. On motion by Member Dodds, seconded by Member Millender, and by unanimous vote of the Board present, it was agreed to recommend to the Board that they correct this scrivener's error and change the land use map to indicate that the property is zoned residential.

LAND USE CHANGES

Mr. Pierce presented several small scale land use changes for the Commission's consideration:

(a) Charla Chason Kearce asked for a 17.22 acre parcel in Section 10, Township 8 South, Range 7 West, north of Eastpoint be rezoned from A-2 Forestry Agriculture to R-3 Single Family Estate Residential. Mr. Pierce told those present that this is in the same vicinity as property changed last year. It would allow for one residential unit per five acres. On motion by Member Dodds, seconded by Member Davis, and by the following vote of the Commission present, it was agreed to recommend the Board of County Commissioners that they schedule a public hearing for this land use change.

Yea:	Member Short	Nay:	Member Murphy
	Member Dodds		
	Member Davis		
	Member Parrish		
	Member Laine		
	Member Perryman		
	Member Drye		
	Member Tolliver		

Dan Tonsmeire with the Apalachicola River Keepers asked the Commission to consider before making any changes, if the county need additional residential property. He was concerned with the close proximity of this parcel to Blounts Bay.

Items 14, 15, and 16 requesting land use changes in Eastpoint by the Miller family were withdrawn from the agenda.

(b) George Mahr requested a land use change for a ten acre parcel lying in Section 30, Township 7 South, Range 6 West near Whiskey George Creek be rezoned from A-2 Forestry Agriculture to R-1 Single Family Residential. There was much discussion concerning taking a small parcel from a much larger tract and rezoning it. Commission members were opposed to this type of piece meal process. No motion was made concerning this request.

c) James Barrs Floyd requested a land use change for a 6.94 acre parcel lying in Section 32, Township 6 South, Range 1 West, Alligator Point (Kesner Property), be rezoned from A-2 Forestry Agriculture to R-1 Single Family Residential. This property is adjacent to property rezoned last year and is the only property in Agriculture in this area that is privately owned. On motion by Member Parrish, seconded by Member Millender and by the following vote of the Commission present, it was agreed to recommend to the Board of County Commissioners that they schedule a public hearing.

Yea:	Member Short	Nay:	Member Dodds
	Member Millender		Member Davis
	Member Parrish		
	Member Laine		
	Member Perryman		
	Member Murphy		
	Member Drye		
	Member Tolliver		

(d) Bobby Cresap requested a land use change for a 10 acre parcel lying in Section 11, Township 7 South, Range 5 West, Carrabelle from A-2 Forestry Agriculture to R-1 Single Family Residential. Mr. Pierce read a letter from Freda White, the previous owner of the property stating that when she subdivided property in the past, it was understood that the remaining 30 acres of which this is a party would remain agriculture and she objected to the request for a land use change. Mr. Cresap stated he was not aware of this stipulation. Member Dodds said that she remembers this stipulation when the adjacent property was changed to residential. After much discussion, the following motion was made: On motion by Member Millender, seconded by Member Drye, and by unanimous vote of the Board present, it was agreed to table this matter until legal issues can be resolved.

At this time, the Commission agreed to have a special workshop meeting to discuss items listed under the Administrator's report. It was tentatively agreed to hold a special meeting on March 16th which is the Thursday after the regular commission meeting which will be held on March 14th.

SPECIAL EXCEPTION:

Garlick Environmental Associates, Inc., agent for Driftwood, LLC, requested a special exception in the C-1 District to allow a 30 slip boat dock including 4 commercial boat slips and 26 residential boat slips on property located in the Two Mile area west of Apalachicola, and will accommodate a commercial development located on the north side of Highway 98. Member Parrish stated that, in the past, the Board has limited the number of slips to one per 20 linear feet of shoreline. In this case, there is 300 linear feet and

would allow 15 slips based on this assumption. Member Davis asked if the commercial fishermen were going to be given any consideration, such as limiting the amount charged for a commercial boat slip. He said they could not afford to pay what a recreational/residential slip would go for. After much discussion, the following motion was made: On motion by Member Laine, seconded by Member Perryman, and by the following vote of the Commission present, it was agreed to recommend to the Board of Adjustment that they approve this special exception with the provision that only 15 slips be allowed including two commercial slips and limiting the amount of dock rent for the commercial fishermen.

Yea:	Member Short	Nay:	Member Murphy
	Member Dodds		
	Member Millender		
	Member Laine		
	Member Davis		
	Member Parrish		
	Member Perryman		
	Member Drye		
	Member Tolliver		

Toni Taranto appeared before the Commission to complain about the issuance of a second permit for a house on property on Bay City Road. She said the property is being used as rental and she and other neighbors object. Mr. Pierce explained that the county does not regulate rentals; they are located in most residential districts in the county. No action was taken by the Commission.

John Carroll asked the Commission if the County would be interested in helping to develop a plan for C-1 property. There was no discussion.

There being no further business to discuss, it was agreed to adjourn at 10:15 p.m.

Mary Lou Short, Chairman

Attest:

Alan Pierce, County Planner