

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

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

- 1- **On motion by Member Short, seconded by Member Davis, and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held February 8, 2005, as mailed contingent upon correcting a portion of discussion in item 20 where it states "Member Davis stated he was glad that they were going five units per acre" correction states, "Member Davis stated he was glad that they were going one unit per five acres."**
- 2- **No comment was made on the Monthly Building Report.**
- 3- **Critical Shoreline Applications:**
 - (A) **William Mahaffey to construction a Single Family Pier on Lot 28, Block E, Unit 2, Alligator Harbor, 1289 Angus Morrison Road, Alligator Point, Franklin County, Florida. The Pier will have an 8' x 20' platform and a 4' x 10' walkway and one boat lift. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by William Mahaffey, owner.**
 - (B) **William Inklebarger to construct a Single Family Dock on Lot 44, St. James Island Park, 2988 Highway 98 East, St. James, Franklin County, Florida. This Dock will have a 208' x 4' walkway and an 8' x 20' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by William Inklebarger, owner.**
 - (C) **Marshall Cohn to construct a Single Family Private Dock on Lot 10, Block C, St. James Island Park, 2846 Highway 98, St. James, Franklin County, Florida. This Dock will have a 94' x 4' walkway and a 20' x 6' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Marshall Cohn, owner.**
 - (D) **Carolyn Cannon to construct a Single Family Private Pier on Lot 10, Bay View Village, 1839 Bay View Drive, St. George Island, Franklin County, Florida. This Pier will be 75' x 4' and have a 6' x 20' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Carolyn Cannon, owner.**

(E) Roy Fruit to construct a Single Family Private Dock at 2074 West Highway 98, Carrabelle, Franklin County, Florida. This Dock will have a 200' x 4' walkway and an 8' x 10' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Roy Fruit, owner.

(F) Aaron Wray to construct a Single Family Pier at 957 Highway 98, Eastpoint, Franklin County, Florida. This Pier will have a 150' x 4' walkway and a 10' x 15' platform. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Aaron Wray, owner.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission Present, it was agreed to recommend items (a), (b), (c), (d), (e) and (f) of the Critical Shoreline Applications, to the Board of County Commissioners for approval.

- 4- Consideration of a request for Commercial Site Plan Review to construct a Commercial Building at 248 Highway 98, Eastpoint, Franklin County, Florida. Request submitted by 84 West Builders, (Mark Carrell), agent for Cliff Butler, applicant.**

In brief discussion of this item, Ms. Ward stated that Gulf State Community Bank would like to replace the existing building with a larger more productive building. Mr. Cliff Butler stated that there would be no access off of Island Drive and some modifications to the drive off of Highway 98 would have to be made.

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

Mr. Pierce reported, that at the last Planning and Zoning Meeting, Eastpoint Cornerstone was given conceptual approval for the Cornerstone PUD, after the meeting it was discussed that the applicant would have to pursue re-zoning the parcel to multi-family, because the PUD density would not accommodate this project. The Commission agreed to refer the matter to the Board of County Commissioners to address.

On motion by Member Parrish, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to send this project on to the Board of County Commissioners for consideration.

- 5- C-5 Discussion.**

In much discussion of the C-5 Commercial District for St. George Island, Mr. Pierce stated that there are some issues still remaining, however property owners would have to own at least two lots in order to make the C-5 District work. Mr. Pierce went on to say that one incentive of the C-5 District would be to allow a residential unit for every 250 square foot of commercial space. (i.e.) 1500 square feet would allow for 6 residential units, 1000 square feet would allow for 4 residential units. Mr. Pierce went on to say that he discussed with Preble Rish's Engineer who stated that for 1000 residential units in the commercial district it would take 400,000 gallons and would need 93 acres for a drain field or 8 ½ acres for a perk pond and at this time Mr. Pierce stated that at this time he would no longer look into the central sewer details. Mr. Pierce stated that in the future another idea would be to treat the effluent on

St. George Island and ship it to Eastpoint. Mr. Pierce went on to say that Gulf Beach Drive is a thoroughfare and that there are some concerns about keeping that as safe a possible. Mr. Pierce stated in order to keep that area free of traffic would be to move the buildings closer to the roads and have the parking in the rear of the building or underneath the building. Mr. Pierce added the possibility of creating a pedestrian friendly realm by adding landscaping and sidewalks, the county could build sidewalks, but it could cost as much as one million dollars. Chairperson Short stated that the speed limit could be reduced and be created like the City of Apalachicola with head on parking. Mr. Pierce stated that a turn lane may be in the near future and would take up the right of ways extensively. Mr. Pierce stated that he was trying to create the C-5 District as attractive as possible. Chairperson Short questioned whether the side setbacks and commonwall construction would still be possible. Mr. Pierce stated that the commercial district should look commercial and at this time it looks more like residential. Chairperson Short stated that it sounds like we are trying to re-invent the wheel. Mr. Pierce stated that in the C-4 District it allows one residential unit per lot and the question is how to make sure that the building has some commercial space. Member Drye stated that in that case you would have around 60 non-conforming use buildings. Mrs. Sara Rodrique stated that she has lots that the C-5 District offers her no incentive, except for commonwall construction and no side setbacks.

- 6- 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.

No one here to represent this item.

- 7- 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.

On motion by Member Dodds, seconded by Member Drye 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 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.

No one present to discuss this item.

- 9- 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.

- 10- 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.

- 11- 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.

- 12- 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.**

No one present for items 9-12.

- 13- 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.**

On motion by Member Drye, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item 13 to the Board of County Commissioners for approval.

- 14- 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.**
- 15- 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.**
- 16- 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.**
- 17- 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.**

On motion by Member Drye, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend items 14 – 17 to the Board of County Commissioners for approval.

- 18- 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 Dodds, seconded by Member Perryman 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 Lots 30, 31 & 32, Block 2 West, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Wayne Fann, Managing Member.**

On motion by Member Dodds, seconded by Member Perryman 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 to re-zone a 3 acre parcel lying in Section 24, Township 7 South, Range 5 West, 279 River Road, Carrabelle, Franklin County, Florida from R-1 Single Family Residential to R-1a Single Family Residential Subdivision. Request submitted by Jim Nygaard, owner.

Taken off until later date.

- 21- Consideration of a request to re-zone a 17.22 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 Large Scale Land Use Change from Agriculture to Estate Residential. Request submitted by Charla Chason Kearce, owner.

Taken off until later date.

Mr. Pierce stated that the County has 80 acres that can be changed by Small Scale Land Use Change in a one year period. Mr. Pierce went on to say that due to the county's rapid growth and development tonight's meeting will exceed that total acreage. Mr. Pierce went on to say that since the applications have been date stamped and having a time placed on the application, it will be reviewed first come first served basis. Mr. Pierce stated that some could go forward with a large scale land use change and go through a lengthy review with the State, which the Land Use Maps can only be changed twice a year or could be reviewed and go to a public hearing in January of 2006. Member Parrish questioned when the two transmittals took place. Mr. Pierce stated that one in the spring and one in the fall. Member Dodds questioned whether the County could increase the acreage. Mr. Pierce stated that the state only allows 80 acres of Small Scale Land Use changes in a one year period. Member Parrish had questions about how the county would deal with the tremendous overload at the first of the year with what will be coming in the rest of the year. Mr. Pierce stated that it will be carefully planned and date and time stamped first come first serve basis. Mr. Waddell stated that as an advisory board they had no choice but to review the application no matter in what order, and to send it to the Board of County Commissioners with an approval or denial, and let them decide. Chairperson Short stated that Mr. Waddell was right that the commission should review the applications and send them to the Board of County Commissioners to deal with the acreage issue.

- 22- 22- Consideration of a request to re-zone a 10 acre parcel lying in Section 24, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from I-1 Industrial to R-1 Single Family Residential and a Small Scale Land Use change from Industrial to Residential. Request submitted by GEA, Inc, agent for Jeanne Bonds, owner.

In brief discussion, Mr. Garlick stated that this was the old Buckeye Mill Site, then the timber refuge composting area. Mr. Garlick stated that this tract at this time is zoned Industrial and the applicant would like to re-zone and have a Small Scale Land Use Change from Industrial to Residential. Member Parrish questioned the suitability of the property due to chemicals for treating lumber and composting. Mr. Garlick replied that the property was suitable for habitation. Member Dodds questioned whether the existing building would remain on the property. Mr. Garlick stated that the building is on the whole 52 acres and would not be included on this ten acre tract.

On motion by Member Laine, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item 22 to the Board of County Commissioners for approval.

- 23- Consideration of a request to re-zone a 7.87 acre parcel lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use change from Agriculture to Residential. Request submitted by Inovia Consulting Group, agent for Jeff Moore, owner.
- 24- Consideration of a request to re-zone a 7.88 acre parcel lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use change from Agriculture to Residential. Request submitted by Inovia Consulting Group, agent for Greg Veltman, owner.

On motion by Member Dodds, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend items 23 & 24 to the Board of County Commissioners for approval.

- 25- Consideration of a request to re-zone a 14.05 acre parcel lying in Section 18, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida from R-2 Single Family Mobile Home to R-1 Single Family Residential. Request submitted by Inovia Consulting Group, agent for Gary Sanford, owner.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item 25 to the Board of County Commissioners for approval.

- 26- Consideration of a request to re-zone a 10 acre parcel lying in Section 18, Township 8 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use change from Agriculture to Residential. Request submitted by Inovia Consulting Group, agent for Andy D. Lewis, applicant.

Mr. Waddell stated that this property was the east ½ of the 22 acres parcel next to St. George's Bluff (Milton Hancock property) Mr. Waddell went on to say that there are still three acres not involved in this request that is on the south side of the road that will possibly go to preservation.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item 26 to the Board of County Commissioners for approval.

- 27- Consideration of a request to re-zone a 3.20 acre parcel located at 1881 U.S. Highway West, Carrabelle, Franklin County, Florida from R-1 Single Family Residential and R-4 Single Family Home Industry to the Saratoga Planned Unit Development. Request submitted by Inovia Consulting Group, agent for the Saratoga Investments LLC, owners.

In much discussion of this item Mr. Waddell stated that he would like to create this PUD in order to achieve a higher density, but also have a buffer from contiguous lots. Member Parrish had many concerns on creating small PUD's also questioned whether the county would allow one acre PUD's or would there be a limit to the acreage required. Mr. Pierce stated he would check into that possibility.

The agent chose to remove this item from discussion until a later date.

In much discussion of the Urban Service Area, Mr. Pierce stated that there was a need to expand the borders other than just limiting medium or high density development just to Eastpoint. Mr. Pierce went on to say that Eastpoint was the only district placed in the Urban Service Area in the Comprehensive Plan in 1991, and in order to revise the comp plan to include other area the commission would have to recommend the areas of interest. Mr. Pierce stated that west of Apalachicola North of Highway 98 and from 26th Street to Airport Road and the Brownsville area. Mr. Pierce stated that the City of Apalachicola had the room to expand its sewer capabilities where the City of Carrabelle and Lanark was in question of whether the extra capacity would put them over the limit. Mr. Pierce stated that there are many benefits to being in an Urban Service Area.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend to the Board of County Commissioners to the idea of expanding the Urban Service Area to the West of Apalachicola from 26th Street to Airport Road and from the North of Highway 98 to Brownsville Road.

- 28- Consideration of a request to re-configure Lot 1, Block J, and the west portion of Lot 4, Block I, Perkins Beach, Unit 4, and Lot acreage South of U.S. Highway 98 with portions of abandoned St. Teresa Avenue. Request submitted by Steve M. Watkins, III and Nicholas Yonclas, agents for Reba Gates, Elliott Messer and Harriett M. Goldsmith, owners.

In brief discussion of this item, Mr. Watkins stated that in order for the children of the owner to receive heir rights these lots would have to be reconfigured. Mr. Watkins stated that in 1971 an easement was abandoned and that in the same area in 1982 St. Teresa Avenue was abandoned. Mr. Watkins stated that in order to get three lots the width would be 49.376' on the road and 535' deep. Nick Yonclas, agent stated that the mother received this land from her husband and her three children own them now and would like each to be able to build on the land and reconfiguring the lots would prevent heir problems in the future and everybody's happy.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item 28 to the Board of County Commissioners for approval.

- 29- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 10 lot subdivision named "Rio Nuevo Estates" lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Alvin and Beverly Morris, owners.

In brief discussion of this item Ms. Ward stated that this ten acre parcel was recently re-zoned to R-1 Single Family Residential and has the road width and access. Mr. Morris stated that he owned the 10.7 acres to the north. Member Parrish had questions of whether there were other subdivisions in the area that needed to cluster. Chairperson Short stated that there were numerous clustered subdivisions in that area.

On motion by Member Drye, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend item 29 to the Board of County Commissioners for approval.

- 30- Consideration of a request for Sketch Plat approval of an 8 lot subdivision named “Woodland at Mitchell Creek” lying in Section 26, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Ted Condrey, applicant.

In brief discussion of this item Mr. Waddell stated that this was the old Dallas Taylor property. Mr. Pierce questioned whether this was off Scipio Creek or not. Ted Condrey, applicant stated that this was off of an inlet coming from Scipio Creek. Mr. Condrey went on to say that lots 1-3 would be sold as wooded lots and the rest would be cleared off and there would be an easement made of stone between lots 4 and 5 going to the common area. Mr. Condrey also stated that the subdivision is fronted on Smith Road. Member Parrish questioned if Smith Road was county property. Mr. Pierce stated that the county paved the road and maintains it.

On motion by Member Dodds, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend item 30 to the Board of County Commission contingent upon a survey that records all 8 lots having access off of Smith Road.

- 31- Consideration of a request for Sketch Plat approval of a 3 lot subdivision named “Bay Breeze” a 3.20 acre parcel lying in Section 28, Township 8 South, Range 6 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Steve Lowe, owner.

In brief discussion of this item, Mr. Garlick stated that there would be only one 40’ wide access off of Highway 98.

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to recommend item 31 to the Board of County Commissioners for approval.

- 32- Consideration of a request for Final Plat approval for “River Crest” a 14 lot subdivision lying in Section 26, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for River Crest Development, LLC, owners.

In brief discussion of this item Mr. Garlick stated that there will be a letter of credit and it would be a two year infrastructure.

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to recommend item 32 to the Board of County Commissioners for approval.

- 33- Consideration of a request for Final 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.

No one was present to discuss this item, so the commission tabled the request.

Ms. Toni Taranto stated that she had some concerns about the Roux property on Bay City Road. Ms. Taranto stated that the County has received a site plan of a house to be constructed and on the site plan it shows a 33 unit boat storage facility. Mr. Taranto went on to say that she felt that R-4 Single Family Home Industry doesn’t allow for commercial usage but only home industry and stated that the Roux’s made the statement that it was their property and they would do as they please on it.

Chairperson Short stated that the commission only relies on what is shown to them. Mr. Pierce stated that the Board of County Commissioners has been apart of R-4 Single Family Home Industry. Ms. Ward stated that this issue was made into a motion. Mr. Pierce stated that at this point it was out of the Planning and Zoning Commission's hands.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to adjourn at 9:30 P.M. after finding that there was no further discussion.

Chairperson, Mary Lou Short

Zoning Administrator, Rachel L. Ward