

The Franklin County Planning and Zoning Commission met in regular session of Tuesday, March 13, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Tony Millender	Chairman
	Larry Perryman	Vice Chairman
	Steve Davis	Member
	Mary Lou Short	Member
	Bob Landiss	Member
	William Laine	Member
ABSENT:	John Murphy	Member
	Gayle Dodds	Member
	Roy McLeod	Alternate
	Arnold Tolliver	Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday March 13, 2007, who thereafter presided.

- 1- Approval of the minutes of the meeting held February 13, 2007, as mailed.

The minutes of the meeting held February 13, 2007 is being corrected and will be brought before the commission

- 2- **CRITICAL SHORELINE APPLICATIONS:**

- (A) Consideration of a request to construct/modify an existing dock on 437 River Road, Carrabelle, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Requested submitted by Docks 4 Less, agent for Richard Hull, applicant.

On motion by Member Short, 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.

- (B) Consideration of a request to construct a Single Family Private Dock at 1375 East Gulf Beach Drive, Lot 6 East End, St. George Island, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by Larry Joe Colson, agent for Vince Saurino, applicant.

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

- (C) Consideration of a request to construct a Multi-Family Dock on Tract 52 East End, Journey's End, 1549-1599 East Gulf Beach Drive, St. George Island, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Sergio D. Ponce, applicant.

In brief discussion of this item, Mr. Pirece stated that this would be a multi-family dock for the entire Journey's End Subdivision, this is an 8 lot subdivision and by state review will only allow 6 slips.

On motion by Member Short, 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.

- (D) Consideration of a request to construct a 17 slip commercial marina at ### US Highway 98 West, 2 Mile, Apalachicola, Franklin County, Florida. This application has state and federal permits. Request submitted by GEA, Inc, agent for Bruno Kolb, applicant.

In discussion of this item, Mr. Pierce stated that this would be to enhance the existing dock and went on to say that it is already being used by commercial fishermen to unload, but however, Franklin County would only like to see it used for commercial fishermen and not for recreational uses. Member Davis stated that he knew of at least 50 to 60 families that use that slip to unload their catch. Dan Garlick, Garlick Environmental Agency Inc, stated that he had a commitment with Mr. Kolb, that he would use it for commercial and would submit any future plans to the county if it changes. Mr. Pierce questioned what kind of protection does the county have. Mr. Garlick stated that Mr. Kolb would have to report to the submerged land lease once a year.

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

- (E) Consideration of a request to construct a Single Family Residential Dock on Lot 46 River's Edge, 209 Sand Bar Road, Apalachicola, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Robby Payton, applicant.

On motion by Member Short, 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.

- (F) Request for a consistency letter to modify/replace a commercial fishing docking facility located in the C-1 District between first and second street, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Lisle Millard, applicant.

Member Landiss recused himself from this item.

In discussion of this item, Mr. Pierce stated that this project needed a consistency letter to give to DEP (Department of Environmental Protection) in order to go forward with this project. Mr. Pierce stated that there is no dock onsite at this time, but there is a boat ramp. Mr. Pierce went on to say that any improvements made to the site would have to be consistent with C-1 Commercial Fishing. Mr. Pierce also mentioned that the channel needed dredging.

There was no motion made, but was agreed to go forward and write a consistency letter at this time, and would review the project before issuing the initial building permit.

3- SKETCH PLAT APPROVAL:

- (A) Consideration of a request for Sketch Plat approval of a 7 lot subdivision named "Heron Place" located on a 7+ parcel of land lying in Section 32, Township 6 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by Walter Armistead, applicant.

On motion by Member Short, 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.

- (B) Consideration of a request for Re-Plat of Shell Bay and a Special Exception to Cluster 21 lots on property lying in Section 35, Township 7 South, Range 5 West, Carrabelle Beach, Franklin County, Florida. Request submitted by GEA, Inc, agent for Deer Partners, LLC, applicant.

In discussion of this item, Mr. Pierce stated this was once a 19 lot subdivision, and now requesting a to re-plat due to accruing some extra property. Mr. Pierce went on to say that they are requesting 21 lots on 21.35 acres and would like to cluster the subdivision. Mr. Pierce stated that the plat meets the access standards. Mr. Garlick stated that there are 6 lots on the south side of the road, only three are buildable and the other three would be non-buildable, but would be attached to property on the north side of the road to meet the minimum size requirement. Uta Hardy, adjoining property owner had questions on when the storm water plan would be available to review. Mr. Garlick stated that he would have the stormwater plan before the preliminary plat approval.

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

- (C) Consideration of a request for Final Plat approval of a 10 Lot subdivision named "New River Run Phase 4" a 10+ acre parcel lying in Section 1, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.

In brief discussion of this item, Mr. Pierce stated that he could not be sure that the sketch plat had been reviewed and most of the commission was also unsure. Mr. Pierce asked Mr. Garlick if he would like to withdraw this or have the commission review it for sketch plat form. Mr. Garlick agreed to go forward with sketch plat. Mr. Pierce stated that all the lots were one acre in size and met all road access and easements.

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

4- LARGE SCALE LAND USE CHANGES:

- (A) Consideration of a request to re-zone an 86 acre parcel lying in Section 6, Township 7 South, Range 3 West, St. James, Franklin County, Florida from Z-1 Public Facilities to Planned Unit Development (PUD) and a Large Scale Land Use Change from Public Facilities to Mixed Use Residential. Request submitted by PBS & J, Mike Scibelli, agent for Florida Panhandle Investments, LLC, applicant.

In much discussion of this item, Mr. Pierce stated that one of the issues concerning this project would be the need for water and sewer, but the developer has been in contact with the City of Carrabelle and Lanark and it's possible that they could merge to support this project, but at this time is unsure which would happen first. Mike Scibelli, agent, stated that this project would consist of mixed used residential. Mr. Scibelli, continued to say that they were trying to set the market for attainable housing or better stated affordable housing. Mr. Scibelli stated that they were looking into cottage style detached housing, rental apartments & town homes. Member Davis had concerns of how many units would this imply. Mr. Pierce stated that at 4.3 units per acre, it could possible be up to 369 units, but was unlikely. Mr. Scibelli stated that it would be 180 units at maximum. Mr. Scibelli stated that the owners are not going to develop the commercial component since St. James Bay has the commercial component is closer to Highway 98 and would be more accessible. Mr. Scibelli also mentioned that the owners were looking into optional financing such as HUD or favorable financing that would help make the apartments more affordable to rent. Mr. Pierce stated that this was just preliminary review, that this project would be seen 2-3 more times before final approval.

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

- (B) Consideration of a request to re-zone a 6 acre tract lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-1 Single Family Residential and a Large Scale Land Use Change from Agricultural to Residential. Request submitted by GEA, Inc, agent for Jimmy Meeks, agent.

This item was withdrawn until the September 2007 submission.

5- COMP PLAN TEXT AMENDMENTS:

- (A) Application to Amend the Franklin County Comprehensive Plan. The proposed amendment involves a text change to the Future Land Use Element Policy 2.2(g) regarding the intensity of development allowed in areas designated as Commercial in the Future Land Use Maps (FLUM). The proposed amendment is to increase the intensity standard in a very small area designated as Commercial is St. George Island. Request submitted by Marina G. Pennington, agent/applicant.

In much discussion of this item, Member Short stated that there were some concerns that this could backfire and hurt the county rather than help without some stipulations. Olivier Monod, applicant, stated that he would work with the county to make this project one that would help establish and protect the commercial district of St. George Island. Mr. Monod stated that having the whole block to develop would allow them to mitigate higher density and by having an AWT Plant and the building being on stilts and not directly on the waterfront would have less of an impact on the bay and gulf. Mr. Monod went on to say that the engineer calculated that there were 238 parking spaces available and possible more could be arranged. Member Short stated that she and other Islanders would like to see the commercial aspect remain and not loose anymore. Mr. Pierce stated that the 2.0 F.A.R. was not likely to be a problem with the state and that the only remaining issues would be at the county level. Member Short reassured the commission that she was not opposed with the project, but would rather see it done correctly. Mr. Monod stated that since his property was in the center of the Island, there is no wetlands and is above base flood and doesn't get flooded during hurricanes. Mr. Monod went on to say that in the case of a Category 5 storm, we wouldn't be concerned about the AWT system, but with having anything left at all. Mr. Pierce stated that the county could stipulate this type of project be located off the waterfront, out of the Category 4 Storm surge, and AWT system would be required and have an onsite stormwater treatment facility. Member Short and Mr. Pierce agreed that this could possible be the new C-5 Zoning Ordinance Category the county has been looking for.

On motion by Member Short, seconded by Member Landiss and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners contingent upon having a third of the F.A.R. (Floor to Area Ration) must be used as commercial space, not being applied to waterfront property, the AWT Sewer Plant being above the Category 4 Storm Surge and treating and containing all storm water onsite.

In further discussion, Gail Regilmayer stated that the county would need to precede with caution and look at all the "what if's" for potential abuse, to possibly look at each one case by case.

6- COUNTY PLANNER'S REPORT:

- (A) Hotel/Motel Ordinance Discussion.
- (B) Mobile Home Parks Discussion.

Items (A) & (B) will be placed at the top of April 2007 Planning & Zoning Commission Agenda for review.

- (C) Large Scale Land Use Change: Randy Randolph 5 acres from Z-1 Public Facilities to C-4 Mixed Use Residential and from Public Facilities to Mixed Use Residential. (Old Eastpoint Nursing Home), Eastpoint, Franklin County, Florida. Request submitted by Hollis Vail, agent.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to table this item until the September 2007 submission.

There being no further business to discuss, it was agreed on motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, to adjourn.

Chairman, Tony Millender

ATTEST:

Alan C. Pierce
Director of Administrative Services