

The Franklin Planning and Zoning Commission met in regular session on Tuesday, April 12, 2005, in the Franklin County Courthouse Annex.

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| PRESENT: | Mary Lou Short | Chairperson |
| | Gayle Dodds | Member |
| | Steve Davis | Member |
| | William Laine | Member |
| | Larry Perryman | Member |
| | Roy McLeod | Alternate |

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| ABSENT: | Tony Millender | Vice Chairman |
| | Rose Drye | Member |
| | Joseph Parrish | Member |
| | John Murphy | Member |
| | William Key | Alternate |

- 1- Approval of the minutes of the meeting held March 8, 2005, as mailed.

On motion by Member Dodds, seconded by Member Perryman, and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held March 8, 2005.

- 2- Review of the Monthly Building Report.

In brief discussion of the Monthly Building Report, it was noted that March was an impressive month and there continues to be a dramatic growth in the county.

- 3- Critical Shoreline Applications:

- (A) Mr. & Mrs. Christopher Ahmad to construct a Single Family Private Dock on Lot 64A, Alligator Point Subdivision, 1678 Alligator Drive, Alligator Point, Franklin County, Florida. This dock will be 224' x 4' with an 8' x 20' platform. This application meets the Local Dock Ordinances and has all State and Federal Permits. Request submitted by Larry Joe Colson, agent for Mr. & Mrs. Christopher Ahmad, owners.
- (B) Sarah Westburg to construct a Single Family Private Dock on Lot 7 Shell Harbor, 1705 East Gulf Beach Drive, St. George Island, Franklin County, Florida. This application meets the Local Dock Ordinance and has all State and Federal Permits. This dock will be 50' x 4' and have a 6' x 10' platform. Request submitted by GEA, Inc, agents for Sarah Westburg, owner.
- (C) Aquatic Land Development (Raylene Lowe) to construct a Single Family Private Pier on Lot 9, Grammercy Plantation, 2020 Grammercy Plantation Boulevard, Eastpoint, Franklin County, Florida. This application meets the Local Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Aquatic Land Development, applicant.

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 Item (C) was withdrawn by the agent.

In brief discussion of Item (C) of the Critical Shoreline applications Mr. Garlick stated he is withdrawing item C as there are questions concerning this project.

COMMERCIAL SITE PLAN REVIEW:

- 4- Consideration of a request for Commercial Site Plan review to construct a commercial building with combination of three buildings under one roof containing a general store (with mailroom), design center and sales administration office building. Request submitted by St. Joe, (Saxon Hannon), agent.

In brief discussion of item # 4, Mr. Pierce stated that this project is part of the Summercamp PUD which was approved for 35,000 square feet of commercial space. Mr. Pierce went on to say that St. Joe has met the requirements for stormwater and has obtained all necessary permits, and has been granted a State DOT permit for the turn lane, and is in the process of creating central sewer and has created a central water system. Mr. Pierce stated that this project will meet the necessary parking requirements and will meet the flood requirements. Keith Danton, project manager for St. Joe, stated that in this project there will be a general store, administrative sales building and a future restaurant. Mr. Danton went on to say that this will be three buildings under one roof. Chairperson Short questioned the projected date of construction. Mr. Danton stated within three weeks construction will start and will be a ten month process.

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

- 5- Consideration of a request for Commercial Site Plan review to construct a Resort/Hotel and Retail/Office facilities that will consist of 28 buildings on property lying in Section 31, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc agent for Eastpoint Cornerstone, applicant.

In much discussion of this item Mr. Pierce stated that this project was a voyage of discovery and at this time the agent and owners are regrouping to make some changes. Mr. Pierce went on to say that its former idea was to have a Planned Unit Development, then it was going to go through Small Scale Land Use Changes, and at this time has chosen to use the current principal use. There was much discussion concerning Resort/Hotel definitions. Mr. Pierce stated that the Eastpoint Cornerstone is following the language of the law on this project. Chairperson Short stated that the Carrabelle project was not presented as condo/resort/motel, but as for Eastpoint Cornerstone, Chairperson Short requested to keep it separate. Mr. Garlick stated that for this commercial site plan the owners have imposed stricter parking requirements, instead of allowing one parking space for each unit it would be two per every unit. Chairperson Short questioned the difference between the One New Orleans Place versus this project with the commercial downstairs and residential upstairs. Mr. Garlick stated that a total of 180 units all together would be approved in separate phases. Mr. Garlick stated that there would be 27 buildings at this time used for resort/hotel and retail/office facilities and that would include a special exception for hotels of high impact. Member Dodds had many concerns about evacuation and stated that Highway 98 was a small two lane road and that would pose as an evacuation problem during hurricane season or for major storms. Mr. Garlick stated that at this time there are ten cuts into Highway 98 and with this project it would only have 2 cuts and have an internal road system with adequate ingress and egress. Mr. Garlick stated that the multiple owners have united and agreed to combine their properties in one development. Member Dodds questioned the estimated build out time. Mr. Garlick stated that it would be at least two years. There was much discussion concerning hurricane evacuation and large developments such as this.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item the site plan for 49 units and the overall project to the BOA as a Special Exception .

Mr. Pierce questioned the commission to see if they would like to have someone come in to discuss the resort/motel timeshare etc. to get the county up to speed with the rapid growth in Franklin County in that area. The commission as a whole was very much interested in learning more about this issue and for clarification on what all this entails.

- 6- Consideration of a request for Site Plan approval of a 24 Unit Multi-Family development named "The Breakwaters" on a 1.96 acre parcel lying in Section 29, Township 8 South, Range 6 West, 535 Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for Magnoia Ridge LLC, applicant.

After much discussion of this item Mr. Waddell withdrew it for clarification on the correct zoning of the parcel and regarding the number of units to be placed on the parcel.

- 7- Consideration of a request for Commercial Site Plan approval for the re-development of the Gulf State Community Bank St. George Island Branch on property described as Lots 1-9, Block 6 West, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for Gulf State Bank, applicant.

In brief discussion of this item Mr. Pierce stated that this would be a new building and it meets all requirements. Mr. Waddell stated that it would be built in two phases.

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.

RE-ZONINGS:

- 8- Consideration of a request to re-zone Lots 27, 28, 29 and 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 George Mahr, owner.
- 9- Consideration of a request to re-zone Lots 11, 12, 13, 14, 15 & 16, Block 8 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Residential Mixed Use. Request submitted by Billy Shultz, owner.
- 10- Consideration of a request to re-zone Lots 3 & 4, 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 Robert S. Herren, owner.
- 11- Consideration of a request to re-zone Lots 10 & 11, 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 Robert S. Herren, owner.
- 12- Consideration of a request to re-zone Lots 12, 13, 14, 15, 16, 17 & 18, 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 Robert S. Herren, owner.
- 13- Consideration of a request to re-zone Lots 1, 2, 5, 27, 28, 29, 30, 31 & 32, 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 Robert S. Herren, owner.

In discussion of items 8-13 Mr. Pierce stated that the owners would like to move forward in the re-zoning of their property from C-2 to C-4. Mr. Pierce went on to say that the owners are interested in the C-5 District, but however at this time they want to keep there options open.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items # 8- 13 to the Board of County Commissioners for approval.

- 14- Consideration of a request to re-zone a one acre parcel lying in Section 7, Township 7 South, Range 3, 2634 U.S Highway 98 East,, Lanark, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by GBG, Inc, Larry Witt, agent for Charles Branch Mahaffey, owner.

In brief discussion of this item Mr. Pierce stated that the county has never allowed higher density on the south side of highway 98 or on the waterfront. Mr. Pierce went on to say that as part of the zoning requirements, the project in question can not be located in a coastal high hazard area. Mr. Pierce stated that he recommended denial of this item.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend denial of item # 14.

- 15- Consideration of a request to re-zone a one acre parcel lying in Section 7, Township 7 South, Range 3 West, 2626 Pinewood Avenue (Third Street), Lanark, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by GBG, Inc, Larry Witt, agent for Charles Branch Mahaffey, owner.

In brief discussion of this item # 15 Mr. Pierce stated that in order to re-zone from R-1 to R-1a you must meet certain requirements such as water and sewer availability. Mr. Pierce stated that water is available at this property, however sewer is not available.

This project was withdrawn by the agent, until sewer becomes available.

- 16- Consideration of a request to re-zone Lots 14 & 15, Emerald Point from R-6 Rural Residential to R-1 Single Family Residential and a Small Scale Land Use Change from Rural Residential to Residential. Request submitted by GEA, Inc, agent for Fred Allen, owner. (Please Note: We are now at our limit for Small Scale Land Use Changes)

On the waiting list for 2006.

SKETCH PLAT APPROVAL:

- 17- Consideration of a request for Sketch Plat approval of a 10 lot subdivision named "Preserve at Emerald Point" a parcel described as Lot s 14 & 15 Emerald Point. Request submitted by GEA, Inc, agent for Fred Allen, owner.

On the waiting list for 2006.

PRELIMINARY PLAT APPROVAL:

- 18- Consideration of a request for Preliminary Plat approval of "Sea Side Cottages" (Formally known as Bear Trace and Lonely Sands) a 40 lot subdivision lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for Stuart White, owner.

In brief discussion of item # 18 Mr. Jimmy Waddell of Inovia Consulting Group, stated that there are some jurisdictional wetlands but there is a 50' buffer on those lots of concern. Mr. Waddell stated that the next step would be to abandon the first subdivision "Lonely Sands" before final plat.

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

FINAL PLAT APPROVAL:

- 19- 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, Lot 11, Gulf View Woods, Lanark, Franklin County, Florida. Request submitted by Joseph H. Rowell, owner.**

On motion by Member Laine, seconded by Member Dodds 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 Final Plat approval of an 8 lots subdivision named “Woodland at Mitchell Creek” on property lying in Section 26, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Ted Condrey, agent/applicant.**

In brief discussion of this item Ted Condrey, applicant, stated that lot 8 has been sold so that there are only 7 lots to subdivide at this time.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item # 20 to the Board of County Commissioners for approval.

Ms. Toni Taranto stated for the record that there are some problems that have started within the last six months about the Section corner marker and the surveyors are in dispute.

SPECIAL EXCEPTION:

- 21- Consideration of a request for Special Exception to Cluster a 3 lot subdivision named “Bay Breeze” property lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Steve Lowe, owner.**

This item # 21 was withdrawn by the agent.

There being no further discussion, it was agreed to adjourn at 8:25 p.m.

Chairperson, Mary Lou Short

Zoning Administrator, Rachel L. Ward