

**The Franklin County Planning and Zoning Commission met in session on Wednesday, April 26, 2006, at 6:30 p.m., in the Franklin County Courthouse Annex.**

<b>PRESENT:</b>	<b>Mary Lou Short</b>	<b>Chairman</b>
	<b>Tony Millender</b>	<b>Vice Chairman</b>
	<b>William Laine</b>	<b>Member</b>
	<b>Steve Davis</b>	<b>Member</b>
	<b>Larry Perryman</b>	<b>Member</b>
	<b>Arnold Tolliver</b>	<b>Alternate</b>
<b>ABSENT:</b>	<b>Gayle Dodds</b>	<b>Member</b>
	<b>John Murphy</b>	<b>Member</b>
	<b>Joseph Parrish</b>	<b>Member</b>
	<b>Roy McLeod</b>	<b>Alternate</b>

**The meeting was called to order by Chairman Short at 6:30 p.m. on Wednesday, April 26, 2006, who thereafter presided.**

**SKETCH PLAT APPROVAL:**

- 1- Consideration of a request for Sketch Plat approval of “New River Pines” a 10 lot subdivision on an 18.77 acre parcel lying in Section 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, applicant.**

**In much discussion of this item, Mr. Pierce stated that this request of 9 one acre lots on the road frontage with access on the river with one common dock that each lot would have legal access over the marsh land. Mr. Pierce went on to say that in phase one, each lot has DEP and Corps wetlands and that it appeared that each lot would be able to accommodate a 1000 square foot home, but some lots may require a Corps permit to construct a house. Mr. Cresap stated that some of the lots would be on a central sewer system that would have a common drainfield. Mr. Pierce stated that there were some concerns about who has the right to use White Way was a private matter. There was much discussion on phase two of this project concerning the uplands and getting access to construct on lot 15 and having the proper turn about for emergency vehicles at the end of the 40 foot easement. Member Millender expressed his concerns about the wetlands and stated that the property was fairly wet. Mr. Pierce stated that the county would not allow new lots to be created that would require variances. Mr. Pierce stated that at this time the State has purchased 80% of Franklin County, and 87% of all wetlands are in public ownership. Mr. Pierce went on to say that the county allows for**

people to build in Corps wetlands.

On motion by Member Millender, seconded by Member Davis, and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval of phase one of "New River Pines".

**YEAS:** Member Millender  
Member Davis  
Alternate Tolliver

**NAYS:** Member Laine  
Member Perryman

Mr. Pierce stated that the county could impose higher standards or additional safeguards in Corps wetlands. Mr. Pierce went on to say that he would check into how other counties deal with Corps wetlands.

## **2- Hotel/Motel C-2 Discussion.**

Mr. Pierce stated that this ordinance was ready for approval, and would be presented at the next meeting on May 9, 2006, to be voted upon. Chairman Short stated that she would like this to be mailed out to each member with a note stating this would be voted on and sent to the Board of County Commissioners next regular meeting.

## **3- C-3 Commercial Recreational Discussion.**

Mr. Pierce introduced the discussion of C-3. He stated that the draft ordinance in front of the Commission is much reduced in scope from what had been previously reviewed. The previous draft was built around the idea that almost any outdoor recreation/resort activity would qualify as C-3. The current draft focuses on the utilization of water, although it still contains language that allows C-3 zoning to be applied to land where the "proposed use that necessitates the rezoning is of unusually high and exceptional value to Franklin County.

The Commission thought the focusing on water uses was an improvement. The Commission then discussed density, as the draft did not contain any density. Mr. Pierce suggested a maximum density of 15 units per acre. It was understood that these units could all have kitchen facilities.

The Commission discussed why no setbacks were in the draft ordinance. Mr. Pierce stated it was a carry-over from the existing C-3 district, but that he thought the standard building setbacks should apply, which are 25 feet from the front, 10 feet on the side, and 50 feet for the Critical Shoreline District.

The Commission asked Mr. Pierce to examine parking standards for boats, since boats and trailers may be a large use in C-3. The Commission felt satisfied with 2 parking spaces per unit for vehicular use.

The Commission discussed the hybrid usage between accommodations with kitchens at 15 units per acre, and those accommodations without kitchens at 30 units per acre (motel density). It was generally agreed that multiple types of accommodations could occur in C-3, but that the aggregate number of units would be calculated based upon the amount of land dedicated to the use. That is, if a developer wanted 30 units with kitchens at least 2 acres of property would have to be set aside for that use, and if the developer wanted 60 units without kitchens, then an additional 2 acres would have to be set aside for that use.

As the discussion continued it became apparent that there was some concern over the application of the term "fish camp." Member Millender believed a "fish camp" was not a facility that had people staying for 90 days at a time, as was proposed in the draft ordinance. Mr. Pierce stated that the Commission had had this some discussion when hotels/motel definition was discussed in C-2. Under C-2, the Commission agreed that the public should be allowed to stay in a hotel as long as they want, pursuant to what state law determines to be allowed. Mr. Pierce had not considered a need for a shorter period of time for C-3 use. The discussion continued and then turned into a consideration of whether the term "Fish Camp" was really appropriate for "resort style" development. Mr. Pierce responded that he did not realize that the "resort style" development was going to be a problem for C-3 zoning. He stated that he considered C-3 to be a category that would allow for resort uses and resort accommodations. Discussion continued until it was decided to consider using a different term for the accommodations other than "Fish Camp." Mr. Pierce said he would discuss the matter with Mr. Curenton and see if they could come up with another term.

The Commission discussed that a good example of a suitable fish resort was "The Moorings in Carrabelle." Mr. Pierce said he would discuss the idea with Mr. Curenton.

#### **4- Height Discussion.**

Chairman Short stated that she has had a few calls and she felt the height change would help property owners and FEMA. Chairman Short stated that she would like this to be mailed out to each member with a note stating this would be voted on and sent to the Board of County Commissioners next regular meeting.

**5- Code Enforcement Discussion.**

**There being some discussion on this item, Member Davis had concerns about the Code Enforcement being hard on Franklin County's middle class man and his ability to afford to make a living here for himself and his family. Mr. Pierce stated that there would be a code enforcement board that would handle hardships and would hopefully work together for Franklin County's good. Chairman Short stated that she would like to recommend the occupational license to create salary for the new code enforcement officer. Chairman Short stated that she would like this to be mailed out to each member with a note stating this would be voted on and sent to the Board of County Commissioners next regular meeting.**

**There being no further business to discuss this meeting was adjourned at 9:00 P.M.**

---

**Chairman, Mary Lou Short**

**ATTEST:**

---

**County Planner, Alan C. Pierce**