

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, May 10, 2005, in the Franklin County Court House Annex.

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

- 1- Approval of the minutes of the meeting held April 12, 2005, as mailed.

On motion by Member Laine, seconded by Member Davis and by unanimous vote of the Commission present, it was agreed to recommend the minutes of the meeting held April 12, 2005, as mailed.

- 2- Review of the Monthly Building Report.

No Comment.

- 3- Review of the Critical Shoreline Applications:

- (A) Consideration of a request to construct a Single Family Private Dock on Lot 29, Alligator Harbor, Unit 3, 27 Harry Morrison Island Road, Alligator Point, Franklin County, Florida. This Dock will be 15' X 4' with a 10' X 12' Platform. This Dock meets all State and Local requirements. Request submitted by Robert Bowman, owner.
- (B) Consideration of a request to construct a Single Family Dock on Lot 1 and 2, Indian Mound Shores, 833 West Highway 98, Eastpoint, Franklin County, Florida. The Dock will be 220' X 4' with a 6' X 20' platform. This Dock meets all State and Local requirements. Request submitted by Robert and Nancy Brush, owners.
- (C) Consideration of a request to construct a Single Family Private Dock on Lot 87, Holiday Beach, Unit 1, 49 Fiesta Drive, Alligator Point, Franklin County, Florida. The Dock will be 200' X 4' with 2 boatlifts and a 13' X 12' Platform. This Dock meets all State and Local requirements. Request submitted by L. Lee and Anne D. Williams, owners.
- (D) Consideration of a request to construct a Single Family Private Dock on Lot 12, Block A, Unit 1, Gulf Wynn Subdivision, 2498 Highway 98 East, Lanark Beach, Franklin County, Florida. The Dock will be 210' X 4' and will have a 6' X 20' platform and 2 uncovered boatlifts. This Dock meets all State and Local requirements. Request submitted by Larry Joe Colson, agent for Dave Oglesby, owner.

- (E) Consideration of a request to construct a Boat Lift on Lot 7, Block 65, Unit 5, 715 Randolph Street, St. George Island, Franklin County, Florida. This boat lift meets all State and Local requirements. Request submitted by Larry Joe Colson, agent for William B. Trimble, Rees 64 LLC, owner.
- (F) Consideration of a request to construct a Boat Lift on Lot 73, Block C, St. James Island Park, 3100 Highway 98 East, St. James, Franklin County, Florida. This boat lift meets all State and Local requirements. Request submitted by Docks 4 Less, agent for Darrell Presley, owner.

On motion by Member Laine, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item (A), (B), (C), (D), (E) and (F) to the Board of County Commissioners for approval.

Mr. Pierce questioned the commission as to whether the boatlift applications would be necessary to review since Franklin County has no jurisdiction over adding accessories to docks other than the county permits. Member Dodds stated that she felt it was not necessary to fill up the agenda, but rather just issue a permit. Mr. Pierce asked to issue permits for boatlifts on existing docks that were not in private canals. For boatlifts in private canals, the commission will still review the permit to make sure the lift will not interfere with navigation of the canal.

SITE PLAN REVIEW:

- 4- Consideration of a request for Commercial Site Plan approval to construct Phase one of "Carrabelle Beach" an 18 Unit Resort/Hotel on property described as 1748 Carrabelle Beach Drive, Carrabelle, Franklin County, Florida. Request submitted by John B. Carroll, applicant.

Mr. Pierce stated that the Franklin County Board of County Commissioners made a request to County Attorney, Michael Shuler, and asked him to come up with the language of Hotel/Motel Resort Condominium to gather information to write an ordinance to have some type of handle on the projects coming on in the county. (Proposed Ordinance attached.) Mr. Pierce stated that this development at Carrabelle Beach follows the guidelines of the proposed ordinance, and meets all parking requirement and height restrictions. Mr. Pierce stated that in the south east corner of the project there is a slab that the developers have proposed a gazebo and it would require a variance to construct. There was much discussion of this project regarding the site of the proposed septic system. The commission was concerned about the aesthetics of the buildings. Mr. Carroll stated that the buildings would resemble the old Florida historical look to match the area and that it would not be painted cinder blocks, but rather a beautiful place that would attract people by the looks of it. The commission had some questions regarding the timeshare possibilities. Mr. Pierce stated that this would be a resort type, if one person owned the unit, then that person could stay there up to two weeks a year and would have to rent it for themselves any other time after the two weeks, and keep it in the rental pool. Member Murphy questioned whether the developers would collect bed tax on the units. Mr. Carroll stated that in order to keep the status as resort they would have to collect bed tax. The commission had concerns about whether the units would have a reception area or a lobby. Mr. Pierce stated that it is possible, but would probably go thru a real estate company to have the rooms rented and a central location to pick up the keys. Mr. Carroll stated they would possibly have a rental/lease agent.

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

YEAS:	Member Davis	NAYS:	Member Murphy
	Member Perryman		
	Member Laine		
	Member Dodds		

- 5- Consideration of a request for Site Plan approval to locate 8 Residential Units on 8 Lots described as Lots 23, 24, 25, 26, 27, 28, 29 and 30, Block 4 East, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Turner Brock, agent for Coastal Flippers, LLC, owners.

In much discussion of this item Mr. Pierce stated that this property has been zoned C-4 for some while before the discussion of the C-5 Proposed District. Mr. Pierce stated that he would like to see some commercial activity in these structures instead of just strictly residential. Mr. Brock stated that these eight units would vary in scales and vary in height and size and be more attractive than most shot gun houses on the island and would have a very nice landscape to mask it a bit. There was much discussion of the aesthetics of the houses from the commission. Gail Riglemeyer stated that she would like to see this project tabled until the Proposed C-5 District is in place to see if that would better suit the property. Mr. Brock stated that the plan submitted was the plan he wanted to stick with. Anna Maria Canatella, partly representing this project stated that this project will somewhat have the brownstone effect like you see in New York City or Boston. Member Dodds stated the she had lived in New York and would not like to see it come to St. George Island. Ms. Canatella questioned whether the Planning and Zoning were acting as the architectural control committees also. Member Dodds stated that the commission would like see the elevations of the project to see the aesthetics before going forward with the project.

On motion by Member Perryman, seconded by Member Murphy and by the following vote it was agreed to table this item until the developer submits the elevations of this project. This project will be placed on the June 14, 2005 agenda.

YEAS:	Member Dodds	NAYS:	Member Davis
	Member Perryman		Member Laine
	Member Murphy		

- 6- Consideration of a request for Site Plan approval of a 24 Unit Multi-Family development named "The Breakwaters" on a 1.9 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 Magnolia Ridge LLC, applicant.

There being much discussion and controversy on this item Member Davis questioned whether this was the same request as last month. Mr. Waddell stated that this was indeed the same request. Member Dodds questioned the amount of sewer and water taps available to this project. Mr. Waddell stated that there were 24 sewer and water taps. Mr. Waddell went on to say that thru extensive research he found that there were a total of 1.9 acres zoned R-7 Multi-Family High Density which would allow the 24 units as requested.

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

RE-ZONINGS:

- 7- Consideration of a request to re-zone Lots 8 & 9, Block 3 East, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Residential. Request submitted by Jeanne Bonds and Steve Tally, applicants.**

Mr. Pierce stated that this request is straight forward and that there is less flexibility with the two lots rather than with eight lots. Mr. Tally stated that these lots have some area of concern on them and would require a Critical Shoreline Inspection and aerobic system and would need to meet all setbacks and receive any variances, but at this time the re-zoning is the only thing requested. Mr. Pierce stated that this would need to come back for commercial site plan review next with the elevations of the buildings.

On motion by Member Perryman, 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.

- 8- Consideration of a request to re-zone a .2 acre parcel known as 663 East Pine Street, Lot 4, Block 7, Unit 1, Lanark Village, Franklin County, Florida from Z-1 Public Facility to R-1 Single Family Residential and a Small Scale Land Use Change from Public Facility to Residential. Request submitted by Susan Dowling, applicant.**

In discussion of this item Mr. Pierce stated that this is the site to the old beauty shop in Lanark Village and it is highly recommended to be re-zoned because it is surrounded by residential zoning. Ms. Dowling stated that the property with the intentions of having it re-zoned residential.

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

SKETCH PLAT APPROVAL:

- 9- Consideration of a request for Sketch Plat/re-configuration approval of a 4 lot subdivision named "Pristine Shores" on a 1.902 acre parcel lying in Section 25, 26, 35 & 36, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Apalachee Bay Properties (Mary Lawhon), applicant.**

There being much discussion of this item, Mr. Pierce stated that under the watchful eye of Mark Curenton, the deeds given into the file was sufficient for only two parcels. Mr. Pierce stated that this item should be tabled until appropriate legal description could be obtained.

On motion by Member Murphy, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to table this item until the appropriate legal description is obtained.

- 10- Consideration of a request for Sketch Plat approval of 12 lot subdivision named "Agua Tranquillo" a 13.41 acre parcel lying in Section 8, Township 8 South, Range 5 West, Carrabelle, Franklin County, Florida, also known as Lots 2, 3, 4 and 5 Silent Waters. Request submitted by GEA, Inc, agent for Travis Stanley, applicant.

This item was pulled from the agenda by the developer to revamp the site plan.

FINAL PLAT APPROVAL:

- 11- Consideration of a request for Final Plat approval of a three lot subdivision named "Bay Breeze" on a 3.20 acre parcel lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Steve Lowe, owner.

In discussion of this item, Member Dodds questioned the change of plans from last month on this item. Mr. Pierce stated that each lot is one acre in size, two on Highway 98 and the other will access off of C.C. Land Road. MaryAnne Wasmund, representing Garlick Environmental Associates, stated that this was no longer a cluster development and each lot has 100' frontage on Highway 98 and C.C. Land Road.

On motion by Member Murphy, 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.

ZONING ADMINISTRATOR'S REPORT:

Mr. Pierce stated that it is not official, but will become effective July 1st 2005, by Governor Jeb Bush will sign a bill that will increase the Small Scale Land Use acreage from 80 acres to 160 acres, which will allow the back log of applicants to go forward with their projects as soon as the bill is signed.

Mr. Pierce also stated that the Board of County Commissioners has requested County Attorney Michael Shuler to look into the language for imposing a moratorium on the South side of Highway 98 in the Gulf View Acres and in that general area on re-zoning to R-1 A which would allow three units per acre. The residents of the Gulf View Acres asked the Board of County Commissioners to keep the area R-1 Single Family Residential, one unit per acre.

There being no further business to discuss, it was agreed to adjourn at 8:23 P.M.

Chairperson , Mary Lou Short

Zoning Administrator, Rachel L. Ward

