

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, July 11, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

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

The meeting was called to order by Chairman Short at 6:30 p.m. on Tuesday, July 11, 2006, who thereafter presided.

- 1- Approval of the minutes of the meeting held May 9, 2006, as mailed.**

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on May 9, 2006, as mailed.

- 2- Review of the Monthly Building Report.**

In little discussion of this item, Mr. Pierce stated that there was a drop in new construction permitting and will possibly be a while before it picks back up.

- 3- 30 Day Notification of Election Chair and Vice Chair to be held at the August 2006 meeting.**

In brief discussion of this item, Member Millender stated that it is healthy to rotate leadership from time to time. Chairman Short stated that she has truly enjoyed being the chairman of this board but also feels that there needs to be a healthy and much needed rotation. Chairman Short stated that she would continue her role on the board, but not as chairman. Mr. Pierce stated that there would be an election of chair and vice chair at the August 8, 2006 meeting.

4- R-4 Discussion:

Mr. Pierce stated that the Planning Department received a letter from Attorney Randy Denker, attorney to Anthony and Toni Taranto. Mr. Pierce stated that the letter indicated the vagueness of the R-4 Single Family Home Industry Codes. Mr. Pierce recommended to the commission that he felt since it is a legal issue, for both Attorney Denker and County Attorney Michael Shuler work together to create a clearer definition and submit the findings to the commission to re-address in a future meeting.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to have both attorney's work together and submit a clearer definition to the commission to work with.

5- C-3 Commercial Recreational Discussion:

Mr. Pierce suggested contacting Florida State University to possibly send a professor down to Franklin County to discuss the trends in the industry as it exists in present terms and what are the latest findings that would help Franklin County create a more effective definition. Mr. Pierce stated that at this time, there would be no discussion on C-3.

On motion by Member Millender, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to have a professor from Florida State University could come down and help with the process.

CRITICAL SHORELINE APPLICATIONS:

- 6- Consideration of a request to modify an existing Single Family Dock and converting it into a Multi-family Dock at 1693 U.S. Highway 98 West, "St. George's Bluff", Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Coastal View Development, LLC, applicant.**

Member Davis had questions on the openness of the area east of Eastpoint being very open to destruction due to having no barrier from storms. Mr. Pierce stated that it would be builder beware.

- 7- Consideration of a request to construct a Single Family Private Dock on Lot 6, Bay Cove Village, 2035 Sand Dollar Trail, St. George Island, Franklin County, Florida. Request submitted by GEA, Inc, agent for William Tipka, applicant.**

- 8- Consideration of a request to modify an existing Single Family Dock and converting it into a Multi-family Dock for “Cedar Oak Subdivision” 162 Pogy Road, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for Cedar Oak Subdivision, applicant.**

Member Millender questioned whether the county had in place a way to tract these changes in the years to come to prevent further development of the docks and whether other docks would be permitted for each lot. Mr. Pierce stated that right now it would be up to the Department of Environmental Protection to decide and each development would have to submit covenants and restrictions to DEP. Mr. Garlick stated that each dock is reviewed by DEP and it depends upon what is already out there and how much sea grass is covered and what it would take away from the environment.

- 9- Consideration of a request to construct a Single Family Pier on Lot 4, Driftwood, 2668 U.S. Highway 98 East, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Chester Krawczuk, applicant.**

- 10- Consideration of a request to construct a Single Family Pier on Lot 23, Carrabelle River Subdivision, 352 River Road, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Chester Krawczuk, applicant.**

Mr. Pierce stated that there was a letter of concern from neighbor and would like to have that resolved before this goes forward. Mr. Garlick stated he would take care of that if this could be placed on the August 8, 2006 meeting. Mr. Garlick requested this item to be tabled until then.

- 11- Consideration of a request to construct a Single Family Dock at 146 Pogy Road, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for Lawrence Gentile, applicant.**

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items 6, 7, 8, 9 and 11 to the Board of County Commissioners for approval.

LOT RE-CONFIGURATION:

- 12- Consideration of a request to re-configure the Northeast ½ of Lot 5, Lot 6, Southwest ½ of Lot 11 and Lot 12, Block H, The City of St. George, Carrabelle, Franklin County, Florida. Request submitted by William Laine, agent for John Pembroke, applicant.**

In much discussion of this item, Mr. Pierce stated that the owner of the property would like to create two lots consisting of two half lots and two whole lots that is not evenly lined up to be able to adequately use the property. Member Parrish questioned why he wouldn't want to evenly split the lot into two 75' lots instead of making one 50' lot and one 100' lot. Mr. Pembroke stated that he was not against that, but thought it would be easier to split along the 50' line on the survey. Mr. Pierce stated that creating each evenly at 75' Mr. Pembroke would still meet the regular setbacks.

On motion by Member Davis, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioner to re-configure these lots to 75' each.

The applicant requested that this item be tabled at the Board of County Commission meeting on July 18, 2006.

RE-ZONING:

- 13- Consideration of a request to re-zone a 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by GEA, Inc, agent for Lou Davis/Schwer, applicant. (Pelican Harbor)**

This item was taken off until further notice by the agent.

SKETCH PLAT APPROVAL:

- 14- Consideration of a request for Sketch Plat approval of a 10 lot subdivision named "Pelican Harbor" on a 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Lou Davis/Schwer, applicant.**

This item was taken off until further notice by the agent.

- 15- Consideration of a request for Sketch Plat approval and a Special Exception to Cluster a 19 lot subdivision named "Shell Bay" on a 19.8 acre parcel lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Shell Bay Development Corporation, applicant.

There being much discussion of this item, Mr. Pierce stated that this item is a re-plat of the already existing "Shell Bay" and would have to be abandoned before this project could be finalized. Mr. Pierce stated that this property consisted of 19.8 acres and would be on aerobic systems and a community well would be provided for this development. Mr. Garlick mentioned that this project being 19.8 acres total would allow for 19 home sites, but after studying the layout of the property and the wetlands Mr. Garlick stated that clustering the development would preserve the 1.43 acres of wetlands and have the use of common land that would be placed under conservation easement. Uta Hardy, adjoining property owner, stated that she had concerns on stormwater runoff and it affecting her property across highway 98. Mr. Garlick stated that this project would also have to be approved by DEP for the stormwater and with the swales they would have to put in would decrease watershed in that development.

On motion by Member Millender, seconded by Member Laine, and by unanimous vote of the commission present, it was agreed to recommend this item for sketch plat approval contingent upon receiving special exception to cluster from the Board of Adjustments and abandoning the existing plat.

PLANNED UNIT DEVELOPMENT:

- 16- Consideration of a request to develop 27 acre proposed planned unit development consisting of 50 single family units, 10 boat slips, boat ramp, commercial dry stack boat housing for up to 120 vessels and a launching area for "Phoenix Harbor PUD" located on the south side of Block 3West, Unit 1, and 10 lots in Block 3W, Unit 1, St. George Island, Franklin County, Florida. Request submitted by GEA, Inc, agent.

In much discussion of this item, Mr. Pierce stated that this project consisted of 27 acres and in order to meet all setbacks from the wetlands and from the eagle's nest has required much thought and time. Mr. Pierce stated that this project would use an AWT sewage treatment facility. Mr. Pierce went on to say that this project would also consist of 120 dry stack boat storage facility, one private boat landing and one public launching area and would also have 10 boat slips. Mr. Pierce went on to say that about 8 acres is currently zoned residential and the remaining is commercial recreational and normally a PUD would allow 4.3 units per acre and this project consist of 2 units per acre. There was

much discussion on the parking issues and right of way issues. Chairman Short stated that she felt this project was well thought and well organized and would be an asset to the commercial district of St. George Island and to the Island in general. There was much discussion from the audience concerning the split zoning and the idea of creating residential homes on commercial property. Chairman Short stated that the PUD changes the aspect in many ways, it has the commercial aspect along with the short term rental and homes. Mr. Pierce stated that in his opinion single family has less of an impact on the wetlands and eagles nest rather than commercial. Richard Harper, audience member, questioned the setbacks for the houses and would they meet them. Mr. Garlick stated that at this time he believed they could meet the setbacks, but since they do not have the actual dimension of the houses and lot area for each structure laid out it would have to be worked out. The audience had concerns about opening up more of the commercial district for residential uses. Mr. Pierce stated that if they used commercial for residential they would lose density. Chairman Short stated that at this point this project could be worked with but the conceptual design and nature is very positive. Mr. Pierce stated that there were several concerns about housing setbacks and parking issues.

On motion by Member Millender, seconded by Member Laine and by the following vote of the commission present, it was agreed to give this a conceptual approval.

YEAS:	Chairman Short	NAYS:	Member Murphy
	Vice Chairman Millender		
	Member Davis		
	Member Parrish		
	Member Laine		
	Member Perryman		

COUNTY PLANNER'S REPORT:

17- CDBG Review.

Mr. Pierce requested the recommendation for the CDBG "Community Development Block Grant" to help disperse \$700,000.00 to improve low to moderate income area with one of three proposed projects. Mr. Pierce went on to say that the first one recommended by the Grant Writer, is the Eastpoint Water and Sewer extending water and sewer lines down Wilderness and Ridge Road. This project in Eastpoint is located in a low income area and has already received a match and the engineering has been done. The second is in the Lanark area which may not meet the low to moderate income area to help improve the water quality in that area, but may be able to use the left over funds

to complete this project. The third proposed project is to extend the sewer lines down Brownsville Road. Mr. Pierce stated at this time the City of Apalachicola is not on board and has not done any engineering work at this time for this project.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend the Eastpoint project to be approved, with Lanark as an alternative.

18- C-2 Hotel/Motel

Mr. Pierce stated that he had a visit from Carol Robinson, who is interested in developing a Microtel Motel and had some concerns about the proposed density of the current definitions created during the past 8 months. Mr. Pierce stated that at this time the community and other commercial ventures have not been interested in helping create this proposed definition and the commission created it based on what the City of Apalachicola done previously. Jonathan Fetsko, Microtel Regional Director, stated that the proposed definitions are too strict in the since that Microtel can fit up to 60 units on a one acre parcel, due to the fact that the room sizes are maxed out at 264 square feet. Mr. Fetsko went on to say that most rooms in this area would have two double beds and a bathroom. The commission were very impressed at the presentation and is considering this being the most information and stated that there would be a consideration and a review of what was presented before this proposed ordinance goes forward.

19- New P & Z Member Addition:

Mr. Pierce stated that there were two recent people interested in becoming a Member on the Planning and Zoning Commission Board. Mr. Pierce stated that Bob Landiss, who works in the Real Estate field was the first to apply and Angela Huggins, who is an Engineer. Chairman Short stated that Bob Landiss already has the experience to fill the Real Estate position. Mr. Piece stated that he would bring it to the Board and fill the position.

There being no further discussion, it was agreed to adjourn at 9:35 p.m.

Chairman, Mary Lou Short

County Planner, Alan C. Pierce