

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, August 8, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

PRESENT:	Mary Lou Short	Chairman
	Tony Millender	Vice Chairman
	Gayle Dodds	Member
	William Laine	Member
	John Murphy	Member
	Larry Perryman	Member
	Joseph Parrish	Member
	Steve Davis	Member
	Bob Landiss	Member

ABSENT:	Roy McLeod	Alternate
	Arnold Tolliver	Alternate

The meeting was called to order by Chairman Short at 6:30 p.m. on Tuesday, August 8, 2006, who thereafter presided.

Chairman Short introduces new member Bob Landiss who has replace Rose Drye who filled the Real Estate position.

- 1- Approval of the minutes of the meeting held July 11, 2006, as mailed.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present it was agreed to approve the minutes of the meeting held July 11, 2006, as mailed.

- 2- Review of the Monthly Building Report.

Mr. Pierce stated that there has been a slight decrease in permits, but believes that it will be picking up some over the next few months.

- 3- Election of Chair and Vice Chair.

On motion by Member Parrish, seconded by Member Laine, and by unanimous vote of the commission present, it was agreed to nominate and elect Tony Millender as Chairman of the Planning and Zoning Commission.

On motion by Member Dodds, seconded by Member Millender, and by unanimous vote of the commission present, it was agreed to nominate and elect Larry Perryman as Vice Chairman of the Planning and Zoning Commission.

CRITICAL SHORELINE APPLICATIONS:

- 4- Consideration of a request to construct a Single Family Pier on Lot 23, Carrabelle River Subdivision, 352 River Road, Carrabelle, Franklin County, Florida. Has been reviewed by Franklin County and has State and Federal Permits. Request submitted by GEA, Inc, agent for Chester Krawczuk, applicant.

Mr. Pierce stated that the applicant has shortened this dock and moved it away from the adjacent property. Mr. Pierce went on to say that the applicant has all state and federal permits and is in compliance with the Franklin County Dock Ordinance.

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

- 5- Consideration of a request to construct a Single Family Private Dock on Lots 2 & 3, Block 84, Unit 5, 423 North Sawyer Street, St. George Island, Franklin County, Florida. Has been reviewed by Franklin County and has State and Federal Permits. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.

There being much discussion of this item, Mr. Pierce stated that there were many concerns about the location of this dock. Mr. Pierce stated that the lots that the proposed dock will be placed are not buildable because they have eroded throughout the years and on one lot there is about 25 feet from mean high water on one side and 32 feet from mean high water. Mr. Pierce stated that the lots were not contiguous, with the owner's property located diagonally from the lots. There was much concern about setting a precedent. Dan Garlick, Garlick Environmental Associates, Inc, agent for this project stated that they have received DEP and COE permits and went through extreme red tape to get these permits and one of the restrictions was to have a bathroom facility within 400 feet of the dock. There was some confusion of where the 400 foot came into the equation. Mr. Garlick stated that there was in fact a bathroom facility within 400 feet of the dock at Mr. Meeks personal home. Mr. Pierce stated that water and electricity according to the permit were not permitted. Mr. Garlick stated that they would get a permit for a boatlift and request electricity at that time. There were many audience members very concerned about the lots and the dock, some concerns included: storm damage and adjacent property damage resulting with the dock damaging their property, parking concerns, debris, traffic, multiple boat docking, building an accessory structure on an unbuildable lot, and tax concerns. Mr. Meeks stated that only one boat will be moored there and no vehicles will be parked on the lots. The commission stated that there were too many legal concerns and would be better to have county attorney review the legalities.

On motion by Member Dodds, seconded by Member Millender and by the following vote, it was agreed to pass this item on the Board of County Commissioners to have the County Attorney review the legalities.

YEAS: Member Dodds
 Member Millender
 Member Parrish
 Member Landiss
 Member Davis
 Member Laine

NAYS: Member Perryman
 Member Murphy

COMMUNICATION TOWER APPLICATION:

- 6- **Consideration of a Special Exception to place a communication tower at 1903 U.S. Highway 98 West, Lots 10 and 10B, Soundings, Eastpoint, Franklin County, Florida. Request submitted by SBA Towers Inc, agent for William and Patricia Libby, applicant.**

There being little discussion of this item, Mr. Pierce stated that the tower would be 190 feet tall and have a 20 foot wide access easement to the site behind the Libby resident.

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

YEAS: Member Dodds
 Member Millender
 Member Parrish
 Member Landiss
 Member Davis
 Member Laine
 Member Perryman

NAYS: Member Murphy

PLANNED UNIT DEVELOPMENT:

- 7- **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.**

There being much discussion of this item, Mr. Pierce stated that at last months meeting there were many concerns about the parking and the setbacks between the housing. Mr. Pierce stated that the county checked with other counties and with Preble Rish and came up with one car space per two drystack and 30 pull through parking spaces for boat slips. Mr. Pierce stated that the parking has improved, but there were concerns about the 75 foot radius at the boat ramp for the truck and boat turnabout. Mr. Pierce stated that some of the 10' x 40' parking lots would have to be removed in order to get that radius. Mr. Pierce went on to say that the parking requirements would still be met. Mr. Garlick stated that they could move

some parking around and still meets the 75 foot radius and keeps the same amount of parking. There were concerns about the exit area off of Franklin Boulevard being in an area that could cause some traffic issues. Mr. Pierce stated that it would be up to DOT to determine where the cut would go. Mr. Pierce stated that the height of the boat storage would be 42 feet in height and would still be less than some housing on pilings, but would still be a concern. Member Davis questioned the sewage treatment plant and how much effluent it would contain in a days time. Mr. Garlick stated that the unit would hold up to 15,000 gallons a day and would be more than sufficient for this project of up to 54 units. There were some concerns about the stormwater areas and where the stormwater from the boat storage would go. Mr. Garlick stated that the stormwater shown in the west side of the project would contain all the stormwater from the houses in that area and would have piping from those areas to be drained to the pond. Mr. Garlick went on to say that the boat storage stormwater would be piped back into the building and would be placed over gravel, a new system that is approved in other areas as it maximizes the use of the property. There were many concerns of the audience members stating that the dredging could be an ongoing thing in that area due to the storms and sand drifts and if a permit exists or not, there were also concerns about the setbacks between the housing and the fire issues and noise and garbage debris concerns. Mr. Garlick stated that at this time no permit was in place to dredge, but was in the works. There were concerns about the dredging being maintained and who would be responsible for that. Mr. Garlick stated that it would be up to the Home Owners Association and the Boat Storage owners to be in charge of having the dredging done. Mr. Bruce Rotella, Vice President of the Seafood Workers, stated his concern was that anything over 10 slips constitutes a marina and would close off parts of the bay in that area to oystering. Mr. Garlick stated that that does not apply to this project. Mr. Pierce stated that in order to keep the areas of concern from being platted at a later date, to have the whole thing platted. Richard Harper mentioned the idea to place all other lands not being used under a recorded conservation easement to protect it. Mr. Harper stated that the developers could also use commonwall construction and fire walls instead of the 10 foot setbacks. Mr. Pierce stated that this project still needed some refining and wanted everyone to be satisfied before approving it. Mr. Garlick agreed and asked to have it tabled. Mr. Garlick stated he wanted everyone to be pleased with this project and did not want to be in a hurry to get this done.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to table this item to fine tune all aspects of this project.

There will be a special meeting held August 22, 2006 at 6:30 p.m. to discuss the Master Plan of South Shoal Village for Steve Fling, applicant.

COUNTY PLANNER'S REPORT:

8- E.A.R. (Evaluation Appraisal Report)

There being much discussion, Mr. Pierce stated that the Evaluation Appraisal Report E.A.R. was apart of the April 5, 2005 Comprehensive Plan and since it has only been 14 months since the newest comp plan, DCA has allowed Franklin County to give a brief three item summary to update. Mr. Pierce stated that the three items are: 1) Affordable Housing; 2) Water Access and 3) Implementing Local Mitigation Strategy. Mr. Pierce stated that the County received the E.A.R. in mid July and being the submittal date is on September 1, 2006, Mr. Pierce stated he has contacted DCA to request a 90 extension, but DCA denied the extension. Mr. Pierce stated that there are two times a year to amend the comp plan and once the E.A.R. is submitted the County can go forward in the next 18 months to revise or change portions of the comp plan with new policies, but cannot do so until the E.A.R. is submitted. Mr. Pierce mentioned that by not having the E.A.R. submitted by September 1, 2006 could result in loosing or delaying grants and receiving new grants and at this time the county is in the process of trying to get a one million dollar FRDAP grant for a boat ramp on the East side of St. George Island and the county can't risk loosing that. Mr. Piece also stated that the county has no set schedule for these two changes. Mr. Pierce went on to question the commission as to what they would like to add to the three items that were submitted as draft and whether there were any other aspects to add. Member Dodds questioned the affordable housing element and whether there was financial assistance for infill permits. Mr. Pierce stated that there is the SHIP program ran by Michael Moron, and it gives first time home buyers down payment assistance and there are possible developer bonus' for building in an urban service area with water and sewer availability and building those areas out. Mr. Pierce mentioned that the land prices are the main problem right now, but there are two groups such as the Habitat for Humanity which has built two homes in Franklin County and a Community Land Trust (501C3 Status), but hasn't had a lot of progress. There were many concerns about placing more development along evacuation routes and causing more stress during hurricane evacuations, and safety issues. Mr. Pierce mentioned that he would like to see commercial haul out boat ramps in the Water Access element for the seafood workers. There were many audience members concerned about their voices being heard and that they were concerned about not having a say in what the three or more elements were about. One concern was that there was no public input in this E.A.R. draft and that there should be an extension granted, however, DCA has denied that extension request. Some of the audience members requested that the commission request the two comp plan changes be regularly scheduled twice a year with advance notice to the public for their input.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to carry the E.A.R. to the Board of County Commissioners to be submitted.

On motion by Member Murphy, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend to the Board of County Commissioners to set a bi-annual review process on the comp plan amendments, but allow advanced notice to have public input.

There being no further business to discuss, it was agreed to adjourn at 10:20 p.m.

Chairman, Mary Lou Short

ATTEST:

Director, Alan C. Pierce