

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, August 9, 2005, in the Franklin County Courthouse Annex.

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

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to amend the agenda to include the discussion of the hotel/motel/condo/resort definitions at the end of the meeting.

1- Approval of the minutes of the meeting held Tuesday, July 26, 2005.

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held July 26, 2005, as mailed.

2- Review of the Monthly Building Report.

In brief discussion of this item Alan Pierce, Director of Administrative Services noted that there were a lot of storm damage permits issued this month. Chairperson Short questioned the amount of destroyed homes. Mr. Pierce stated that there were around 125 homes destroyed or severely damaged throughout the county. Mr. Pierce went on to say that Robin Brinkley, Franklin County Building Official and the inspectors have been out evaluating the homes. Mr. Pierce stated that the commercial properties took a heavy hit and some will not be able to rebuild.

**RE-ZONINGS:**

3- Consideration of a request to re-zone Lots 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23,24,25,26,27,28,29 & 30, Block 3 West, Unit 1, and Lot 3, Block 2 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use. Request submitted by Helen Spohrer, owner.

There being much discussion of the St. George Island Commercial District, Mr. Pierce stated that there were no plans at this time for development. Dan Tonsimeire had many concerns about the wastewater treatment facilities and storm water runoff and the high density of the commercial district will cause more troubles with in this area. Mr. Tonsimeire stated his concerns about water quality versus the high impact of more construction in this area. There were many concerns about the water quality. Mr. Tonsimeire stated that the Department of Environmental Protection can help with a regional facility and stated he could partner up with the county to help

with these issues. Member Dodds stated that by imposing impact fees would help with infrastructure.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item # 3 to the Board of County Commissioners for approval.

- 4- Consideration of a request to re-zone a 10 acre parcel lying in Section 24, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Residential Subdivision. Request submitted by John Carroll, agent for Carroll & Associates, applicant.

This request was taken off by the applicant, John Carroll, Carroll & Associates, Inc.

**SKETCH PLAT APPROVAL:**

- 5- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 40 lot subdivision named "Hidden Harbor Phase II" on a 40.93 acre parcel lying in Section 5, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by GEA, Inc, agent for ALP FLA Development LP, applicant.

In much discussion of this item, Mr. Pierce stated that there were some items to clarify on sketch. Mr. Pierce stated that for clarity purposes the total number of acres above mean high water needed to be shown on the sketch. Dan Garlick, Garlick Environmental stated there were 40.93 acres of land above mean high water. Mr. Garlick stated that all lots will be at least 15,000 square feet a piece and will be on aerobic systems and only one access point. Mr. Garlick stated that he has met with the Alligator Point Tax Payers Association and the Hidden Harbor Home Owners Association three times to meet about concerns and changes to this sketch. Mr. Garlick stated that this was the best configuration and would be less of an impact on the wetlands by clustering the project. Alternate McLeod had concerns of the increased traffic in the area once this project comes about. Mr. Pierce stated that this project would enter at an existing road from phase one of Hidden Harbor and would not increase the traffic in the areas of major concern which is the bad curve. Mr. Garlick stated that they would stipulate to a turn lane to help in traffic concerns. Mr. Garlick stated that the wetlands and common area would be placed into a wetland conservation easement to protect against future development and would also place a 50' natural buffer along Alligator Drive the 50' natural buffer along given to Alligator Point Water Resources, but it was unclear if they had accepted it. There were many concerns about water taps and the water issues on Alligator Point. Alan Pfifer, Alligator Point Tax Payers Association, stated his concerns of the Cluster Development, that they had seen a slightly different plan and would not be in favor of the clustering of lots. Mr. Pfifer stated that the use of this development is inconsistent, and that the owner is looking for a better economic return. Mr. Pfifer had many concerns about this project such as: clustering creating more storm water runoff, water issues concerning Alligator Point, traffic and density issues. There were many other developers and audience members that stated that this project was wetland and environmentally friendly. There are many concerns about the lack of water on Alligator Point and the capacity to support more taps.

On motion by Member Drye, seconded by Member Dodds and by the following vote, it was agreed to recommend item # 5 to the Board of County Commissioners for approval.

<b>YEAS:</b>	<b>Chairperson Short</b>	<b>NAYS:</b>	<b>Member Murphy</b>
	<b>Vice Chairperson Millender</b>		<b>Member Laine</b>
	<b>Member Dodds</b>		<b>Member Davis</b>
	<b>Member Drye</b>		
	<b>Member Perryman</b>		

In more discussion of this item concerning the water issues, Chairperson Short stated that this commission could not resolve the water problem of Alligator Point, but the only way to work towards the problem would be to put a cap on the amount of taps issued or place a moratorium on the water taps.

- 6- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 3 lot subdivision named "Cedar Oak Landing" on 3.32 acres lying in Section 21, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for John Bone, applicant.

In discussion of this project, Mr. Pierce stated that there were some concerns about the access easement entering the property whether it was apart of this project. Mr. Pierce went on to say that the common area being more than one acre could pose a problem in the future and could possibly be sold as a lot. Mr. Garlick assured Mr. Pierce that he would re-create the plat in such a way that it would keep the integrity of the landscape and make it into three one acre lots with a smaller unbuildable common area. Mr. Pierce stated some stipulations to the lot, which are: three one acre lots, and can build only 10% impervious.

On motion by Member Dodds, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend item # 6 to the Board of County Commissioners for approval with the stipulation of having three one acre lots and only having 10% of those lots impervious.

- 7- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 14 lot subdivision named "Rivercrest Subdivision Phase II" on 15.17 acre parcel lying in Section 26, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for Betty Walker, applicant.

In brief discussion of this project, Mr. Pierce only had concerns of the road being in the 50 foot critical habitat setback. Mr. Garlick stated that they were going to use a wooden bridge and DEP allowed those types of wetland crossings.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 7 to the Board of County Commissioners for approval.

**PRELIMINARY PLAT APPROVAL:**

- 8- Consideration of a request for Preliminary Plat approval for "Tucker's Landing PUD" a 50 lot development lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent.

Member Rose Drye recused herself from this voting.

In much discussion of this item, Mr. Pierce stated that this project is in line with all PUD requirements stated in the Ordinance created for this project, except there were some concerns about accessing two lots. Mr. Waddell stated that the changes to the access problems would be addressed and taken care of. Mr. Waddell stated that all septic tanks would be replaced with water and sewer and would be a gated community with private boat ramp and outrigger store for guide fisherman.

On motion by Member Dodds, seconded Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item # 8 to the Board of County Commissioners for approval providing the access to the two lots are resolved.

**SPECIAL EXCEPTION:**

- 9- Consideration of a request for Special Exception for "Driftwood Development" to create a 15 slip dock commercial/residential combination with the parking on the north side of Highway 98. This project is located in Section 11, Township 9 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for Driftwood Development LLC, applicant.

There was much discussion of this item, it was decided to table this item.

On motion by Member Dodds, seconded by Member Millender and by unanimous vote of the Commission present, it was agreed to table item # 9 until the C-1 Commercial Fishing issue is resolved.

**DIRECTOR OF ADMINISTRATIVE SERVICES REPORT:**

- 10- Hotel/Motel/Resort/Condo Discussion:

In much discussion of this item, Mr. Pierce stated that there are many new styles projects with multiple owners and short term rental type developments. Mr. Pierce showed the commission a map of Franklin County showing the areas where the remaining C-3 Commercial Recreational are located. Mr. Pierce went on to say that these are potential condo/hotel sites. Mr. Pierce stated that you can list a set of requirements such as one water tap and one electrical meter, and limit the size of the rooms to 500 square feet or less, kitchen and laundry room limitations or restrictions. Mr. Pierce went on to say that he and Mark Curenton, Assistant County Planner, have looked into Bay, Escambia, and Sanibel Island, as to how they handled this type of situations. Chairperson Short stated that the Board of County Commissioners has asked the Planning Commission to take a look into this matter. Member Dodds asked that the Board of County Commissioners place a 120 day moratorium on this so, that this issue can be resolved without hesitation. Member Dodds also requested to have public workshops to come up with a useable plan.

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to recommend to the Board of County Commissioners that they place a 120 day moratorium and hold public workshops.

**11- Carrabelle Recreational Park:**

**Mr. Pierce reviewed Phase II of the Carrabelle Recreation Park with the commission Members spoke in favor of the project and recommended the Board of County Commission move forward with submitting a FRDAP Grant application.**

**There being no further discussion, it was agreed to adjourn at 9:15 P.M.**

**9**

---

**Chairperson, Mary Lou Short**

---

**Director of Administrative Services,  
Alan C. Pierce**