

**There being no further business to discuss, it was agreed to adjourn at 8:47 p.m.**

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**Chairman, Tony Millender**

**ATTEST:**

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**Director, Alan C. Pierce**

5- **DIRECTOR'S REPORT:**

**A) Hotel/Motel Ordinance Discussion**

There being much discussion of this item, Mr. Pierce stated that the ordinance as it is proposed works well. Mr. Pierce stated that he had spoke to Mark Curenton, Assistant County Planner about the F.A.R.-Floor to Area Ratio and in the comp plan was set at 0.50 and probably should have had it at .75 to allow more usage of properties. Member Laine stated his proposal could be to limit the whole project to 25,000 square feet and give them the 60 units per acre. Mr. Pierce went on to say that the county would have to deal with the Floor to Area Ration and Density issues with higher density chains, such as Microtel or Holiday Inn Express chains. Mr. Pierce asked whether that such projects should not be placed in the Coastal High Hazard Areas which would limit certain areas, Eastpoint could only build on the north side of Highway 98 and none on St. George Island. Mr. Pierce stated that according to the County Attorney condo style ownership of hotels cannot be prohibited. Mr. Pierces stated that this hotel/motel ordinance would stay the same and use it as the high end and create a new one for the low end for higher density uses in areas to be determined best suitable with water and sewer infrastructure. Mr. Pierce stated that the higher density projects could fall under the "Special Exception" in the hotel/motel ordinance. Member Short agreed that would be a possibility. Mr. Pierce stated that he and Mark would check with the Department of Community Affairs to possibly create a higher density corridor in Franklin County. There were audience members concerns about creating safeguards in these increased density areas. Paul Groom stated that it would be more effective to make it more difficult to have property re-zoned in Franklin County and that would cut down the number of requests for the most part and make stricter standards. Mr. Pierce stated that he would work on getting a better proposal for the meeting in November.

**B) Industrial 1500' Setback:**

Mr. Pierce stated that the county has had several requests for setback variances in the Industrial district. Mr. Pierce went on to say that this could very well be a typo and felt that it should be changed to a more reasonable setback. The members of the commission requested that the county planning department check into the past setback variances for Jimmy Miller's project, Couch Concrete and the Carrabelle Concrete Plant as well, and bring it back to the November meeting for further discussion.

Dan Tonsmiere stated that the Franklin County Comprehensive Plan stipulates post storm water discharge rates and they should not exceed pre-development. Mr. Tonsmiere stated that St. Johns County had the best manual and would recommend that Franklin County should work with him to create a manual that would work for Franklin County and its natural environment. Mr. Tonsmiere mentioned that he has already met with both the City of Apalachicola and the City of Carrabelle and they are in support of it.

Member Short requested that the Dock Ordinance be re-visited at the November 2006 meeting.

facility and stated that the treated water would be used to irrigate the properties. Mr. Garlick also mentioned that one of the main concerns of the people was that the aesthetics qualities of the dry stack storage building. Mr. Garlick stated that there are several ideas that are being investigated to ensure that it will not be an eyesore to the community like adding extra vegetation and trees to camouflage it as much as possible. Chairman Millender stated that he had concerns about the height of the dry stack storage. Mr. Pierce stated that the maximum height limit was consistent with the maximum building height already allowed. Mr. Pierce went on to say that the houses in the area are up to 35 feet from first habitable floor to top of roof and to meet flood requirements houses could be as high as 46 feet from ground to top of roof. There were concerns about how boats would be fueled and the increased traffic. Mr. Garlick stated that owners have agreed to possibly hook up adjoining commercial property owners to tie into the sewage treatment system. There were some concerns about the depth of the Phoenix Harbor boating channel, Mr. Garlick stated that it was -4' deep in some areas and in others -.05', but will be dredged to get the required depth. Member McLeod questioned whether this project would include any general public area to picnic or restroom facilities. Mr. Garlick stated that at this time no general public areas were marked, however the dry stack storage would have restrooms that could be available to the general public. Mr. Pierce stated that in the eagle nesting area, there couldn't be any construction or distraction at all. Mr. Garlick assured the commission that there wouldn't be any construction or distraction of the nest. Dave McLain, Apalachicola Bay River Keepers, stated for the record he was there on behalf of Bruce Rotella, to remind the commission of the class two waters that this project could have an effect on. Member Parrish stated that he also has concern about the seafood industry and the effects this could have on it and feels this is a good project, but has concerns.

On motion by Member Short, seconded by Member Landiss and by the following vote, it was agreed to recommend this item, including the dry stack storage to be included in with the public hearing to be on October 17, 2006.

<b>YEAS:</b>	<b>Member Short</b>	<b>Nays:</b>	<b>Member Murphy</b>
	<b>Member Landiss</b>		<b>Member Parrish</b>
	<b>Member Laine</b>		
	<b>Chairman Millender</b>		
	<b>Alternate: Roy McLeod</b>		

**In brief discussion of this item, Member Murphy stated that the canal was very narrow in that area and mentioned that something has been constructed at that property in the last month.**

**On motion by Member Murphy, seconded by Member Short and by unanimous vote of the commission present, it was agreed to table this item until further clarification on whether this was constructed before approval.**

**B) Joseph Pember to construct a Single Family Private Dock on the West ½ of Lot 1, Block N, Unit 3, Peninsular Point, 1536 Alligator Drive, Alligator Point, Franklin County, Florida. This project meets all State and Local requirements. Request submitted by Docks 4 Less, agent for applicant. (This property was split into two parcel in the mid 1970's)**

**Mr. Pierce stated that this item was approved at the September 19, 2006 Board of County Commissioners meeting. Mr. Pierce went on to clarify that the property had been split into two lots in the early 1970's.**

**4- PLANNED UNIT DEVELOPMENT:**

**A) Consideration of a request to develop 28 acre proposed planned unit development/commercial project consisting of up to 54 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 discussion of this item, Dan Garlick, agent for this project, stated that the Board of County Commissioners has agreed to hold a public hearing of this project and has advertised with the commercial included. Mr. Garlick went on to say that he has met with the Department of Environmental Protection, Joe Shields, and Mr. Shields has agreed to come to the Commission meeting on October 17, 2006 for any questions he may be able to answer. Mr. Garlick mentioned that there are concerns that any more than 10 boat slips would be a potential hazard so he and his client have agreed to take out all boat slips and only construct the dock with daily limited mooring at these docks for boating preparation. Mr. Garlick went on to say that he had received reports from his engineer concerning the wastewater treatment**

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, October 10, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

**PRESENT:** Tony Millender Chairman  
Mary Lou Short Member  
Joseph Parrish Member  
Bob Landiss Member  
John Murphy Member  
William Laine Member  
Roy McLeod Alternate

**ABSENT:** Larry Perryman Vice Chairman  
Gayle Dodds Member  
Steve Davis Member  
Arnold Tolliver Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday, October 10, 2006, who thereafter presided.

- 1- Approval of the Minutes of the meeting held Tuesday, September 12, 2006, as mailed.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on September 12, 2006, as mailed.

- 2- Review of the Monthly Building Report.

In brief discussion of this item, Mr. Pierce stated that there hasn't been any changes in the permitting and expects it to remain the same for next six to eight months. Mr. Pierce explained that the 2006 Year End Report had been compiled and the number of R-1 Dwelling permits have dropped significantly from last year but have issued more permits for other things. Mr. Pierce went on to say that the money allocated from these permits were only down by \$5,300.00, which was unexpected. R-1 Dwellings dropped from 140 to 79 from last years report.

- 3- CRITICAL SHORELINE APPLICATIONS:

A) Joe Bailey to construct a Single Family Observation Pier at 760 Alligator Drive, Alligator Point, Franklin County, Floirda. This project meets all State and Local requirements. Request submitted by Joe Bailey, applicant.