

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, October 11, 2005, in the Franklin County Courthouse Annex.

**PRESENT:** Mary Lou Short      **Chairperson**  
Tony Millender      **Vice Chairman**  
Joseph Parrish      **Member**  
John Murphy      **Member**  
William Laine      **Member**  
Rose Drye      **Member**  
Steve Davis      **Member**

**ABSENT:** Gayle Dodds      **Member**  
Larry Perryman      **Member**  
Roy McLeod      **Alternate**

1-      **Approval of the Minutes of the meeting held September 13, 2005, 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 September 12, 2005 with necessary corrections.

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

In brief discussion of this item, Alan Pierce, County Director of Administrative Services, stated that in the past three months permits have increased, but due to storm damage we have lost revenue. Mr. Pierce stated that the City of Carrabelle has their own Planning and Zoning Commission and is checking into creating their own permitting and building department. Mr. Pierce went on to say that he is not sure if the city will be able to find an affordable Building Official.

3-      **Year End Report:**

In brief discussion of this item, Mr. Pierce stated that there was a definite increase in the number of permits issued in a one year period. Mr. Pierce stated that he had budgeted \$275,000 and we have met that by at least about \$8,000. Mr. Pierce stated that we lost revenue due to the storms, but will hopefully regain revenue in the following year. Mr. Pierce mentioned the nearly \$60,000 decrease in one year, mainly due to the hurricanes.

4-      **Review of the Critical Shoreline applications:**

A- **Scott Roberts to construct a Single Family Private Dock on Lot 11, Lanark Beach Subdivision, Section 14, Township 7 South, Range 4 West, 2224 Highway 98 East, Lanark Beach, Franklin County, Florida. This dock will be 210' x 4' with an 8' x 20' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Scott Roberts, applicant.**

- B- Paul Paluzi to construct a Single Family Private Dock on Lot 10, Lanark Beach Subdivision, Section 14, Township 7 South, Range 4 West, 2226 Highway 98 East, Lanark Beach, Franklin County, Florida. This dock will be 210' x 4' with an 8' x 20' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Paul Paluzi, applicant.**
  
- C- Michael Riley to construct a Single Family Private Dock on Lot 12, Lanark Beach Subdivision, Section 14, Township 7 South, Range 4 West, 2222 Highway 98 East, Lanark Beach, Franklin County, Florida. This dock will be 210' x 4' with an 8' x 20' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Michael Riley, applicant.**
  
- D- Bert Pope to construct a Single Family Private Dock on Tract 26, Dog Island, Franklin County, Florida. This dock will be 400' x 4' with an 6' x 26' platform and (2) 12' x 20' boatlifts. This application meets all state and local requirements. Request submitted by GEA, Inc, agent for Bert Pope, applicant.**
  
- E- William Lawler to construct a Single Family Private Dock at 578 River Road, Carrabelle, Franklin County, Florida. This dock will be 44' x 4' and have 26' x 4' finger piers and an 18' x 40' boathouse and one uncovered boatslip. This application meets all state and local requirements. Request submitted by GEA, Inc, agent for William Lawler, applicant.**

**On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items (a), (b), (c), (d), (e) and (f) to the Board of County Commissioners for approval.**

**RE-ZONINGS:**

- 2- Consideration of a request to re-zone Lots 6, 7, 8, 9 and 10, Block 5 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use. Request submitted by Nita Molsbee, applicant.**

**In much discussion of this item (2), Mr. Pierce stated that the applicant would like to construct two residential apartments upstairs. Member Drye had many questions and concerns about the special exception to operate a public utility and residential units in the same building. Mr. Pierce stated that since it was a privately owned utility. Many of the commission members had concerns of the health issues that could be hazardous to health and wellbeing of the residents, due to the chlorination and pumping station just downstairs.**

**On motion by Member Drye, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to table this item, until next meeting and for the Planning Department staff to consult with the Building Official and County Attorney as to the safety and legal aspects of this request.**

**SKETCH PLAT APPROVALS:**

- 3- Consideration of a request for Sketch Plat approval of a 5 Lot subdivision named "Crooked River Lighthouse Estates" lying in Section 36, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Steve Watkins III, Esq, agent for Crooked River LLC, applicant.

In brief discussion of this item (3) Mr. Pierce stated that all lots were one acre in size with all but Lot 5 meeting the one hundred feet frontage. Mr. Pierce stated that lot 5 is a weird shaped lot and has at least 120' in the center of the lot. The commission asked Mr. Watkins, agent to the Crooked River LLC, if they would use the access from Cape Street instead of Highway 98.

On motion by Member Millender, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval contingent upon adding no more additional road cuts to Highway 98 and using existing roads to access the lots.

- 4- Consideration of a request for Sketch Plat approval of a 9 Lot subdivision named "Heron Walk" lying in Section 32, Township 6 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by Walter Armistead, agent for N.F.P.I, LLC, applicant.

In brief discussion of this item, Mr. Pierce stated that each lot met the one acre in size and one hundred foot frontage. Mr. Pierce questioned Mr. Armistead as to whether he would be using the 40 foot easement, which is allowable, or continue to use the 60 foot easement. Mr. Armistead stated that they would be creating the 60 foot easement and keeping it private maintained.

On motion by Member Drye, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend this item (4) to the Board of County Commissioners for approval.

**PRELIMINARY PLAT APPROVAL:**

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

In discussion of this item (5) Mr. Pierce stated that the lots on the river front has been widened to 39 ½ feet and have lost two river front lots, but has added 12 condo lots to the mix. Mr. Pierce stated that this change has been made in order to refrain from requesting a variance. Mr. Pierce questioned the distance between the two condos on the left side of the development. Mr. Waddell stated that it would be exactly ten feet, but will have screening and walls to keep it private. Mr. Waddell stated that the units would be earth tones with standing seam metal roofs and cracker style with batten boards or hardi-plank siding.

On motion by Member Millender, seconded by Member Parrish and by unanimous vote of the commission present, it was agreed to recommend item (5) to the Board of County Commissioners for approval.

**PUD REQUEST:**

- 6- Consideration of a request for Sketch Plat approval of "Cypress Flats PUD" a 33 lot subdivision lying in Section 28, Township 8 South, Range 8 West, North of Apalachicola, Franklin County, Florida. Request submitted by John Carroll, agent for Carroll Holdings, Inc, applicant.

This item was removed from the agenda by John B. Carroll, agent.

**PLAT RE-CONFIGURATION:**

- 7- Consideration of a request to re-configure Lots 3 & 4, Block 1, Perkins Beach, Unit 4, St. Teresa, Franklin County, Florida. Request submitted by Gabriel Hanway, applicant.

In brief discussion of this item, Gabriel Hanway, applicant, stated that he would like to split the lots and have one 52 foot lot and one 60 foot lot to be able to place two homes on the lots so that they could meet all setback requirements. Mr. Pierce questioned Mr. Hanway about the existing home in the center of these lots. Mr. Hanway stated it would be moved or torn down to make room for the two new structures. Mr. Pierce questioned the ownership of the property, since Mr. Hanway's mother is owner. Mr. Hanway stated that he and his brother were owners with his mother having in the life estate in a rights of survivorship.

On motion by Member Davis, 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 contingent upon verifying the ownership of the property.

**ZONING ADMINISTRATOR'S REPORT:**

- 8- Final Plat Approval for Rivercrest Subdivision Phase Two.

Mr. Pierce stated that this item was requested to be placed on the agenda a day after the deadline. The majority of the commission expressed their feelings of deadlines and stated that it puts too much on the Planning Department and it is not on the agenda for the full fifteen days. It was at the discretion of the commission to place this item on the November 8, 2005 agenda. No action was taken.

- 9- Hotel/Motel Ordinance Discussion:

There being much discussion on this item, Mr. Pierce stated he would mingle the City of Apalachicola Hotel/Motel Ordinance and the Treasure Island Hotel/Motel Ordinance and bring it to the workshop on October 25, 2005 at 5:30 p.m. Chairperson Short stated that this meeting will be a two hour workshop from 5:30 p.m. until 7:30 p.m.

There being no further discussion or items to be addressed it was agreed to adjourn at 8:15 p.m.

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Mary Lou Short, Chairperson

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Alan C. Pierce, Director