

On motion by Member Short, seconded by Member Landiss, and by the following vote to approve the conceptual PUD plan that would include 58 Single Family Homes on the north side of Bayshore Drive and one quadraplex on the south side of Bayshore Drive with no variance for setbacks, wetlands, and no commercial development on the property, no future docks, protection of the eagles nest that would be inside of a conservation and permitting for the boat ramp and dredge to be done in a timely manner, adequate parking spaces for boat trailers and vehicles.

YEAS:	Member Short	NAYS:	Member Dodds
	Member Landiss		Member Murphy
	Vice Chairman Perryman		Member Davis
			Member Laine

The motion died for a lack of a seconded.

There was much concern about the density and the impact it would have on the bay. Ken Strickland, the developer, stated that he would drop the density from 62 units to 58 units, that is 54 on the north side of the road and 4 units on the south side and still give the 2.5 acres and build boat ramp and dredge channel and give it to the county.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend 54 units on the north side of the road, 4 units on the south side of the road and give the 2.5 acres to the county for the boat ramp and parking area.

YEAS:	Member Laine	NAYS:	Member Murphy
	Member Dodds		Member Davis
	Member Landiss		
	Member Short		
	Member Dodds		
	Member Perryman		

There being no further business to discuss, it was agreed to adjourn at 9:15 p.m.

Chairman, Tony Millender

ATTEST:

Director, Alan C. Pierce

PLANNED UNIT DEVELOPMENT:

7. Development/commercial project consisting of up to 62 single family units, 10 boat slips, boat ramp, 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 reported the changes in this project. There were a lot concerns voiced throughout the audience concerning the oyster industry and whether this project would pollute the bay with the stormwater runoff, effluent seepage, and boat mooring. Mr. Pierce asked the Department of Environmental Protection employee Lee Edminston, and Tom Franklin, Department of Agriculture employee, David Heil, Apalachicola River Keepers, David McLain, and the Seafood Workers Association President, Bruce Rotella to be present to address questions and their concerns of this project. David Heil of the Department of Agriculture was present to address the testing of the water and the different effects this project would affect. Mr. Pierce stated that at this time the developer is proposing 58 units on the north side and 4 units on the south side with the county acquiring the 2.5 acres and boat ramp. Mr. Pierce went on to say that this project would be using an AWT Sewer Treatment Systems which would be the best and safest asset to this project. Dan Garlick, agent for this development stated that they are restricting this development to higher standards and will have restrictions on the open space and shoreline areas. Mr. Garlick went on to say that the road will be pervious and that the only impervious surface would be for home sites. David Heil, Department of Agriculture, mentioned that there were certain things that could possibly have a negative impact on the bay and they would be; Marinas and docking facilities, onsite disposal systems (residential), stormwater, domestic animal and wildlife. Mr. Heil stated that the 10 slip dock in the canal and the boat ramp would not close the oyster harvest area as it is currently proposed and that the AWT system took care of many of the concerns. Mr. Heil mentioned that the Department of Agriculture does water testing on a regular basis and the department would notify proper authorities if there was a bad water sample and go from there to correct the problem. Tom Franklin, from the Department of Environmental Protection, stated that he was in charge of the dredge and fill permits for docks and questioned whether the developer could get a dredge permit for this project. Bruce Rotella, President of the Franklin County Seafood Workers Association, stated that the seafood workers are in favor of having the boat ramp on the east side but had questions on the single family docks that can be placed in the PUD, but also had concerns of 62 dwellings. Mr. Pierce stated that there will only be 10 docks in the canal area for the whole project. There were many concerns from the audience such as density, the acreage, and the seafood harvesting area. Helen Spohrer stated that this project was a positive thing for St. George Island and that having the AWT Sewer Treatment System would surely benefit the area. Member Davis had many concerns over the bay and losing that area for oyster harvesting due to water pollution and the increased residential density. Mr. Pierce stated that the AWT plant was the highest level for decreasing effluent seepage. There were some concerns about the eagle's nest and wetlands. Mr. Garlick stated that the would have that area deeded as a conservation easement and would not construct within those parameters. There were also questions of what components would be monitored in the water testing. Mr. Heil stated that they would monitor nitrogen, phosphorus and other types of pollutants. Mr. Garlick stated that he would have monitoring done during the construction phase to increase the awareness during each phase.

- C) Consideration of a request to construct a Single Family Private Dock on Lot 8, Block V, Unit 1, Lanark Beach, 2230 US Highway 98 East, Lanark, Franklin County, Florida. This project meets all State and Federal requirements and meets the county dock ordinance. Request submitted by Ray Barineau, applicant.

- D) Consideration of a request to construct a Single Family Fishing/Observation Pier at Lot 3, Bay Vista, 762 Mill Road, Carrabelle, Franklin County, Florida. This project meets all State and Federal requirements and meets county dock ordinance. Request submitted by Larry Joe Colson, agent for Richard and Karen Burns, applicant.

On motion by Member Dodds, seconded by Vice Chairman Perryman and by unanimous vote of the commission present, it was agreed to recommend approval of items (a), (b), (c) and (d) of the Critical Shoreline Applications to the Board of County Commissioners.

RE-ZONING:

- 3- 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 Residential Subdivision. Request submitted by GEA, Inc, agent for Lou Davis/Schwer, applicant.

This item was taken of the agenda until further notice.

SKETCH PLAT APPROVAL:

- 4- 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 of the agenda until further notice.

- 5- Consideration of a request to re-plat "River Crest Subdivision" phase one and two. Request submitted by GEA, Inc, agent for River Crest Subdivision for Jim Sineath, applicant.

In discussion of this item, Alan Pierce, Franklin County Director of Administrative Services, stated that this project consisted of two platted phases that the owners would like to re-configure and re-plat to include two extra lots. Mr. Pierce went on to say that this project consisted of 16 full acres of uplands and clustered. This project should not need variance for setbacks or wetlands. Pat Floyd, agent, stated that there are a total of 25.07 acre and would like to increase the density to 22 lots total in phase one. Mr. Pierce stated his recommendation would be to move forward with appropriate review from the County Attorney.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend approval of this project contingent upon having the county review it before final plat approval.

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, November 14, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

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

ABSENT:	Arnold Tolliver	Alternate
	Roy McLeod	Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday, November 14, 2006, who thereafter presided.

- 1- Approval of the minutes of the meeting held October 10, 2006, as mailed.

On motion by Member Laine, seconded by Member Short and by unanimous vote of the Commission present, it was agreed to recommend the minutes of the meeting held on October 10, 2006, as mailed.

- 2- Review of the Monthly Building Report for October 2006.

There being no discussion of this item, it was agreed to move forward with the following items of the agenda.

Chairman Millender presented Joseph "Smokey" Parrish with a letter of appreciation and congratulated Mr. Parrish on his recent election to the Franklin County Board of County Commission. Chairman Millender stated that it was a great pleasure working with Mr. Parrish and that he looked forward to working with Smokey in the future on future projects.

CRITICAL SHORELINE APPLICATIONS:

- A) Consideration of a request to construct a Multi-Family Private Dock at the New River Paradise Subdivision (Home Owners Association c/o Jeanne Bonds) Mill Road, Carrabelle, Franklin County, Florida. This project meets all state and federal requirements and meets the county dock ordinance. Request submitted by GEA, Inc, agent for New River Paradise Home Owners Association.
- B) Consideration of a request to construct a Multi-Family Private Dock at the Riverside Plantation Subdivision, Kal Road, Carrabelle, Franklin County, Florida. This project meets all State and Federal requirements and meets the county dock ordinance. Request submitted by GEA, Inc, agent for Fighting Chair Partners, LLC, applicant.