

**PLANNED UNIT DEVELOPMENT:**

**5- Revised Phoenix Harbor PUD Ordinance.**

In discussion of this item, Mr. Curenton mentioned that there was a slight misunderstanding on who would supply a copy of the PUD for review and that it would be mailed to the commission with the minutes. Mr. Garlick stated that this project would go before the Board of County Commission on January 16, 2007 for public hearing and the project as stated in the previous meeting that the north side of the road would consist of 54 units and the south side of the road would have 4 units, each unit would be online to an AWT System and public water. Mr. Garlick went on to say that the developer stated that he is still going to give the county the 2.5 acres of land with the boat ramp and will dredge within that one year time frame and after that would be up to the county to do so. Mr. Garlick stated that in his recent discussions with Mr. David Heil of the Department of Agriculture, they have discovered through some old shellfish sanitation chart maps that the current zoning and old boat slips in the boat ramp area has caused this site to close off some of the oyster harvesting areas, but if the zoning was changed or this project proposed would open the area back up to oyster harvesting which the county would greatly benefit from. Mr. Garlick strongly encouraged the county to accept this project, not to threaten more density or cause more concern, but because there are other interested clients if this falls through that has bigger plans for the property which would not be as sensitive to the pristine nature of land than this project has been.

**DIRECTOR'S REPORT:**

Discussion of the Phoenix Harbor Planned Unit Development , Hotel/Motel Ordinance and Mobile Home Parks will be discussed at the next Planning and Zoning Meeting held January 9, 2006.

**6- Hotel/Motel Ordinance Discussion.**

Mr. Curenton discussed some of the findings that he came up with concerning the Hotel/Motel Ordinance such as Parking for each sleeping room, tourist tax, single meter utilities and a suitable F.A.R. (Floor to Area Ratio). Member Murphy and Chairman Millender agreed that a 24 hour onsite manager should be in the ordinance as well. Chairman Millender stated that he would like to have this item placed on the January 2007 agenda when the commission board was all present to discuss it fully.

**7- Mobile Home Parks:**

Mr. Curenton asked if the commission would consider making S-5 Mobile Home Parks a special exception in the R-2 and R-4 zoning districts. Currently they are allowed just as a principal use. Making mobile home parks a special exception would allow more control on where they are allowed and how they are developed. Chairman Millender asked that this item be placed on the January 2007 agenda for further discussion.

There being no further business to discuss, it was agreed to adjourn at 7:40 p.m.

ATTEST:

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Chairman, Tony Millender

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Zoning Director, Alan C. Pierce

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, December 12, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

**PRESENT:** Tony Millender      Chairman  
Steve Davis                      Member  
Bob Landiss                      Member  
William Laine                    Member  
John Murphy                      Member  
Roy McLeod                      Alternate

**ABSENT:** Larry Perryman      Vice Chairman  
Gayle Dodds                      Member  
Mary Lou Short                  Member  
Arnold Tolliver                  Alternate

- 1- Approval of the minutes of the meeting held Tuesday, November 14, 2006, as mailed.

In brief discussion of this item, Chairman Millender had concerns of who made the motion and who seconded the motion in the November 14, 2006 minutes concerning the final vote on Phoenix Harbor Planned Unit Development.

On motion by Member Murphy, seconded by Member Laine, and by unanimous vote of the commission present, it was agreed to approve the minutes of the November 14, 2006 meeting with the corrections.

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

**SKETCH PLAT APPROVALS:**

- 3- Consideration of a request for Sketch Plat approval of a six (6) lot subdivision named "The Bluffs at St. Teresa" on a 6.84 acre parcel lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dennett Rainey, applicant.

In brief discussion of this item, Mark Curenton, Assistant County Planner, stated that this project meets all of the requirements and would recommend approval of this project.

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.

**FINAL PLAT APPROVAL:**

- 4- Consideration of a request for Final Plat approval of a four (4) lot subdivision named "The Palms at St. Teresa" a 6.76 acre parcel lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dennett Rainey, applicant.

In brief discussion of this item, Mr. Curenton stated that this project also meets all requirements for the Cluster development and would recommend sending this project forward. Member McLeod questioned the developer could meet the setbacks for the septic systems. Dan Garlick, the agent, stated that they could meet all setbacks and would be using aerobic systems for added measures.

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