

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, September 11, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Larry Perryman	Vice Chairman
	Steve Davis	Member
	Mary Lou Short	Member
	Walter Ward	Member
	William Laine	Member
	Bob Landiss	Member
	John Murphy	Member

ABSENT:	Tony Millender	Chairman
	Gayle Dodds	Member
	Roy McLeod	Alternate

- 1- Approval of the minutes of the meetings held on Tuesday, July 10, 2007 and Tuesday, August 14, 2007, as mailed.

On motion by Member Laine, seconded by Member Short and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on July 10, 2007 as mailed.

On motion by Member Laine, seconded by Member Short and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on August 14, 2007, as mailed.

- 2- Review of the Monthly Building Report for August 2007.

In brief discussion of the Monthly Building Report, Mr. Pierce stated that it is still very slow and doesn't expect it to pick up soon. Mr. Pierce mentioned during budget review the Building Department lost one inspector's position.

SITE PLAN REVIEW:

- 3- Consideration of a request for site plan approval to construct the new facility for the Apalachicola National Estuary Research Reserve to be located on Patton Drive, Eastpoint, Franklin County, Florida. Request submitted by the Apalachicola National Estuary Research Reserve, applicant.

In discussion of this item, Mr. Pierce mentioned that there was no one to represent this project, but since it has been seen before and they have changed the site to create better entrances off of Island Drive. Mr. Pierce stated that they meet all requirements. Mr. Pierce went on to say that this would be the new headquarters for the Apalachicola National Estuary Research Reserve. Member Short stated she felt that it was conceptually a good plan. Some Members felt uncomfortable reviewing this item due to the fact there was no one there to represent this project.

On motion by Member Short, seconded by Member Landiss and by the following vote, it was agreed to recommend this site plan to the Board of County Commissioners for approval contingent upon someone being at the September 18th Board of County Commission meeting to represent this project.

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

COUNTY PLANNER'S REPORT:

A- Georgetowne Village Site Plan Review.

In brief discussion of this item, Mr. Pierce stated that there wasn't any changes to this project, however the site plan review has expired and the developer is asking for a renewal to go forward with the project as approved. Leslie Allen, agent, stated that they have worked hard on the paperwork, but just haven't actually started ground work. The commission was concerned about when they would actually start ground work and Ms. Allen stated that they would start as soon as possible.

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.

B- The Landings at Two Mile Site Plan Review.

C- Two Mile Landings Site Plan Review.

In much discussion of these items, Mr. Pierce stated that John Carroll has no dealings with this project and that the new developers have worked hard to make changes that included basically revamping the project to meet the proposed

Hotel/Motel ordinance. Mr. Pierce stated that the project would meet the F.A.R., parking, and have accommodated the ordinance rules very well. Mr. Pierce stated that the largest building would be moved and elevated toward the back of the property and would have underneath parking and would turn the project to a 45 degree angle to resemble the City of Apalachicola. The developer has designed the project to look similar to the historic buildings and sites of Historic Apalachicola. There were many members who felt uncomfortable with the previous plan and felt that it was approved only because there were no other options. Member Short stated that she felt very comfortable going forward with the new plan at this time. Mr. Pierce stated that since the Hotel/Motel Ordinance was not in affect at this time, and since the developers have a permit for site development, to go forward with an approval based upon new rules not yet effective would be too soon. Mr. Pierce suggested waiting until the ordinance was approved in October and then making the necessary recommendations then.

On motion by Member Short, seconded by Member Laine and by the following vote, it was agreed to give an endorsement of the revised site plan.

YEAS: Member Davis
Member Short
Member Laine
Member Landiss
Member Ward
Member Davis

NAYS: Member Murphy

**D. Florida Recreation Development Assistance Program Grant (FRDAP Grant)
Discussion:**

In brief discussion of this item, Mr. Pierce stated that the County is requesting funding for the Carrabelle Recreation Park Phase 4. Mr. Pierce stated that this grant would complete the construction of Carrabelle Recreation Park. Mr. Pierce went on to say that the county has been funded over \$600,000.00 dollars from the FRDAP Grant funding since the start along with a St. Joe grant of \$200,000.00 and the county has given \$500,000.00. Representative Will Kendrick helped procreate a \$300,000.00 legislative grant to finish the landscaping. As to date, Mr. Pierce stated that this is a \$1.6 million dollar project.

On motion by Member Short, seconded by Member Ward and by unanimous vote of the commission present, it was agreed to go forward with the request.

E. Community Development Block Grant (CDBG Grant) Discussion:

Mr. Pierce stated that this grant would be used for economic incentives purposes to construct a privately owned nursing home that would employ 115 people. Mr. Pierce went on to say that the proceeds from this grant would be used to extend water and sewer to the site.

On motion by Member Short, 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.

There being no further business to discuss, it was agreed to recommend to adjourn at 7:23 p.m.

Chairman, Tony Millender

ATTEST:

County Planner, Alan C. Pierce