

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, February 12, 2008 at 6:30 p.m. in the Franklin County Courthouse Annex.

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

ABSENT: Alternate Roy McLeod
Alternate Arnold Tolliver

Then Planning and Zoning meeting was called to order by Chairman Millender, who thereafter presided. Chairman Millender stated that he was glad to see a full board and that after reviewing the agenda mentioned that there would be a three minute time limit on discussion to keep the meeting as short as possible.

- 1- Approval of the minutes of the meeting held on Tuesday, January 8, 2008, as mailed.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on January 8, 2008, as mailed.

- 2- Review of the Monthly Building Report for January 2008, as mailed.

Alan Pierce, County Planner, stated that January 2008 was the first month in twenty years that there hasn't been at least one home start. Mr. Pierce went on to say that 2008 has started very slow.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct a Single Family Residential dock at Lot 4 Marina Sunset, 2374 Highway 98 East, Carrabelle, Franklin County, Florida. This application meets all state, federal and local requirements. Request submitted by GEA, Inc, agent for Jim Carey, applicant.

Mr. Pierce stated that this dock will be 160' x 4' long and it has all the necessary permits from the Army Corps of Engineers and DEP.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend item 3 to the Board of County Commission for approval.

- 4- Consideration of a request to construct a Single Family Pier on Lot 14, Shell Harbor, 1735 East Gulf Beach Drive, St. George Island, Franklin County, Florida. This application meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Susana Van Yorx, applicant.

Mr. Pierce stated that this pier will be 191' x 4' long and it has all the necessary permits from the Army Corps of Engineers and DEP.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item 4 to the Board of County Commission for approval.

- 5- Re-Consideration of a request to construct a Single Family Dock located at 778 Mill Road, Carrabelle, Franklin County, Florida. This application meets all state, federal and local requirements. Request submitted by GEA, Inc, agent for Jane Bledsoe, applicant.

This item was pulled off the docket until further notice by the agent.

SMALL SCALE LAND USE CHANGE:

- 6- Consideration of a request to re-zone 4.93 acres on property lying in Section 36, township 8 South, Range 7 West, 198 US Highway 98, Eastpoint, Franklin County, Florida from Z-1 Public Facilities to C-4 Mixed Use Residential and request for Land Use change from Public Facilities to Commercial. Request submitted by C.W. Randolph, Jr., M.D., P.A., applicant.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item 6 to the Board of County Commission for a public hearing.

- 7- Consideration of a request to re-zone a one (1+/-) acre tract lying in Section 25, Township 7 South, Range 5 West, 1881 US Highway 98 West, Carrabelle, Franklin County, Florida from R-1 Single Family Residential to Z-1 Public Facilities and request for Land Use change from Residential to Public Facilities. Request submitted by The Camp Gordon Johnston Association, Inc., applicant.

Mr. Pierce stated that the Camp Gordon Johnston Association has an interest in re-zoning this parcel to place a museum there. Jimmy Waddell, agent for Camp Gordon Johnston stated that the association felt this property was a significant historical site and would be an appropriate location for the museum. Member Murphy stated that his concerns were that it could be used for more than just a museum instead of the use requested. Mr. Pierce stated that there were limited uses that could be placed in that particular area.

On motion by Member Dodds, seconded by Member Davis and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for a public hearing.

YEAS:	Member Short	NAYS:	Member Murphy
	Member Perryman		
	Member Landiss		
	Member Ward		
	Member Laine		

- 8- Consideration of a request to re-zone a 6.00 acre parcel lying in Section 13, Township 7 South, Range 5 West, 423 Mill Road (parcel), Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-1 Single Family Residential and request for Land Use change from Agricultural to Residential. Request submitted by GEA, Inc, agent for Coastline Properties of N. FL, LLC, applicant.

In brief discussion of this item, Mr. Pierce stated that the front half of this parcel has already been re-zoned and developed. Mr. Pierce went on to say that the only concern at this point was the lot configuration.

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

- 9- Consideration of request to re-zone a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-1 Single Family Residential and request a Land Use change from Rural Residential to Residential. Request submitted by GEA, Inc, agent for Dale Anderson, applicant.

Mr. Pierce stated that he was opposed to the request of one unit per acre at this location. Mr. Pierce went on to say that the surrounding properties are one unit per five acres and would not recommend the request. Dan Garlick stated that his client would reduce it to R-3 which would meet the same requirements as surrounding neighbors.

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 that that set a public hearing on this request for one unit per five acres.

- 10- Consideration of a request to re-zone a 10 acre parcel lying in Section 33, Township 8 South, Range 8 West, West of Apalachicola, Franklin County, Florida from A-2 Forestry Agricultural to R-2 Single Family Mobile Home and request a Land Use change from Agricultural to Single Family Mobile Home. Request submitted by DSW Holdings, LLC, applicant.

Member Walter Ward has recused himself at this time.

Mr. Pierce stated that this tract of land was adjacent to southlands and requesting to go from A-2 to R-2 which would allow one unit per acre and would also allow mobile homes. Mr. Pierce stated that this property was on high sandy ground and that there would be no more than 10 structures and would be considered affordable.

- 11- Consideration of a request to re-zone a 10 acre parcel lying in Section 33, Township 8 South, Range 8 West, West of Apalachicola, Franklin County, Florida from A-2 Forestry Agricultural to R-2 Single Family Mobile Home and request a Land Use change from Agricultural to Single Family Mobile Home. Request submitted by Travis Stanley, applicant.

Member Walter Ward has recused himself at this time.

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

Member Walter Ward stepped back into action.

- 12- Consideration of a request to re-zone a 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, North of Eastpoint, Franklin County, Florida from A-2 Forestry Agricultural to R-3 Estate Residential and request for Land Use change from Agricultural to Estate Residential. Request submitted by John Patrick Floyd, applicant.
- 13- Consideration of a request to re-zone a 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, North of Eastpoint, Franklin County, Florida from A-2 Forestry Agricultural to R-3 Estate Residential and request for Land Use change from Agricultural to Estate Residential. Request submitted by James Barrs Floyd, applicant.
Mr. Pierce in short discussion stated that this was consistent to previous request.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend items 12 and 13 to the Board of County Commissioners for a public hearing.

YEAS: Member Landiss
Member Perryman
Member Davis
Member Short
Member Ward

NAYS: Member Murphy

- 14- Consideration of a request to re-zone a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-3 Estate Residential and request Land Use change from Rural Residential to Estate Residential. Request submitted by Goldie Harris, applicant.

On motion by Member Dodds, seconded by Member Ward and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for a public hearing.

- 15- Consideration of a request to re-zone a 7.5 acre parcel lying in Section 30, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from A-2 Forestry Agricultural to R-2 Single Family Mobile Home and request a Land Use change from Agricultural to Single Family Mobile Home. Request submitted by James and Carol Vitek, applicant.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for a public hearing.

SKETCH PLAT APPROVAL:

- 16- Consideration of a request for Sketch Plat approval of a 14 lot subdivision named "Callee's Corner" a 16.43 acre parcel lying in Section 30, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Aaron Wray, agent for Magnolia Ridge, LLC, applicant.

In discussion of this item, Mr. Pierce stated that this parcel was a 16.43 acre parcel directly west of Brown Elementary and will be serviced by the Eastpoint Water and Sewer District.

On motion by Member Dodds, 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.

PLANNED UNIT DEVELOPMENT:

- 17- Consideration of a request to consider a Planned Unit Development named Pepperbrush lying in Section 6, Township 7 South, Range 3 West, North of Carrabelle, Franklin County, Florida. Request submitted by Mike Scibelli, applicant.

In much discussion of this item, there were many concerned Members stating that the lots seemed to be very small and that there weren't any amenities. The applicant stated that he planned to talk to with each member of the commission separately and asked to be placed on the March 2008 agenda.

COUNTY PLANNER'S REPORT:

- A) **Community House is a Special Exception under the R-1 District for libraries.**

Mr. Piece asked the commission their feelings on whether to consider a library in an R-1 Single Family District under special exception. Member Dodds stated that it didn't appear to be a concern.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend that this item be considered a special exception.

- B) **R-3MH: Single Family Estate Residential Mobile Homes District.**

Mr. Pierce mentioned that the R-3 Single Family Estate Residential district did not allow the use of mobile homes and the county has been confronted by some of the property owners in this district about allowing mobile homes. Mr. Pierce stated that the Planning Department came up with a new zoning district that would allow mobile homes in the new R-3 Single Family Estate Residential Mobile Home district.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend the new R-3MH District to the Board of County Commissioners for approval.

There being no further business to discuss, it was agreed to adjourn at 8:35 p.m.

Chairman, Tony Millender

ATTEST:

County Planner, Alan C. Pierce