

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, February 10, 2009 at 6:30 p.m.

PRESENT:	Chairman	Tony Millender
	Member	William Laine
	Member	Steve Davis
	Member	Gayle Dodds
	Member	Mary Lou Short
	Member	Jean Ulrich
	Member	John Murphy
	Alternate	Roy McLeod

ABSENT:	Vice Chairman	Larry Perryman
	Member	Walter Ward

The Planning and Zoning Commission was called to order by Chairman Millender, who thereafter presided. Chairman Millender welcomed Member Ulrich to the Planning Commission and stated that the Commission looked forward to working with her.

- 1- Approval of the minutes of the Meeting held on January 13, 2009 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 Tuesday, January 13, 2009, as mailed.

- 2- Review of the Monthly Building Report for January 2009.

Alan Pierce, County Planner, stated that the county permitting is looking better for the start 2009 than the 2008 year began. Mr. Pierce stated that there were 2 house permits issued, which is 2 more than the start in 2008.

SITE PLAN REVIEW:

- 3- Consideration of a request to place an "Ice Machine" on Lots 1 & 2, Block 6, Unit 1 East, 61 East Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Jason Cheek, applicant.

In brief discussion of item 3, Mr. Pierce stated that this was just a request to re-locate the Ice Vending Machine to another lot. Mr. Pierce stated that the lot that the lease is out where it is currently sitting on. Member Ulrich questioned whether the owner could address the aesthetics of the structure to make it more presentable like others. R.W. Thomas, the contractor, stated that it could be done.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item 3 to the Board of County Commissioners for approval so long as the developer dress it up island style.

- 4- Consideration of a request to construct an open deck 15 feet into the critical habitat zone on property described as Lot 94, Block 10, Unit 1, Southern Dunes, Alligator Point, Franklin County, Florida. Request submitted by Daniel Cox, agent for David and Janet Foshee, applicant.

In much discussion of this item, Daniel Cox, attorney for Mr. and Mrs. Foshee, stated that the property in question was near wetlands and Mullet Pond and surrounded by state lands. Mr. Cox gave his introduction and requested a Quasi Judicial setting with Dan Garlick of Garlick Environmental Associates. Mr. Cox went on to create in the statement that Mr. Garlick was in fact an expert witness. Chairman Millender mentioned to Mr. Cox that he didn't follow where Mr. Cox was headed with the project in how he was delivering the information. Mr. Cox stated that to give his clients their due process, he would have to set this meeting up the way he could get the clients what they were requesting. Mr. Pierce stated that since there were no County assigned attorney at this meeting it would be better if Mr. Cox would present this project to the Board of County Commissioners instead. Member McLeod questioned Chairman Millender and Mr. Pierce as to whether or not the commission could accept Mr. Garlick as an expert witness without this excess. Chairman Millender stated that it could be recognized that Mr. Garlick would be considered an expert witness in this matter. Mr. Cox then stated that in the site plan it showed an existing open deck and the clients wished to extend the open deck out 10 extra feet and extend it to the width of the existing structure, Mr. Cox went on to say that this is an open deck that is pervious in nature. Member Laine pointed out that this request was being considered in the Critical Habitat Zone and that it would be based on a water dependant structure and this project isn't on the water nor is it considered apart of a water dependant source such as a dock. Mr. Cox argued that this was indeed considered water dependant for the fact that the clients would like the view of water and nature and it's their right. Mr. Pierce stated that in this it would need a variance and in order to protect the county's due interest, would need to be considered by the Board and sent to the Board of County Commissioners for their process.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of this commission present, it was agreed to recommend that the Board of Adjustment hear the issue of the deck on the Foshee's property on Lot 94, Block 10, Unit 1, Southern Dunes, as an appeal of Mr. Pierce's administrative decision that the deck request does need a variance.

- 5- Consideration of a request to construct a 16 unit hotel/motel on .65 of an acre and the impervious area will consist of 3,487 square feet as per Franklin County Ordinance #07-27. This project would also include a 16 slip mooring dock for guest of the hotel/motel (FDEP has sent the intent to issue up to 22 slips). Request submitted by GEA, Inc, agent for Dog Catchers Properties 2, LLC, applicant.

In much discussion of this item, Mr. Pierce stated that this project would be to consider a sixteen unit commercial structure and would require 1.5 parking spaces per room for a total of 24 spaces. Mr. Pierce stated that he had concerns about the parking and the lack of 2 handicap parking spaces, the ruling in the zoning book states it needs a 5 foot setback from any established road or alley. Mr. Pierce went on to say that if the setback was imposed it would create a major issue and as for the parking under the structure with the pilings the diagonal parking would be impossible. Mr. Pierce went on to say that the stormwater may not be adequate in size and that this project could face many challenges before approved.

This project was withdrawn by Dan Garlick, Garlick Environmental Associates.

RE-ZONING:

- 6- Consideration of a request to re-zone Lots 10, 12 and 20, Block 14, Gulf Colony from R-1 Single Family Residential to R-4 Single Family Home Industry. Request submitted by Darren and Deborah Guillotte and Debbie Faircloth, applicants.

In brief discussion of this item, Deborah Guillotte stated that she would like to have the lots re-zoned to R-4 Single Family Home Industry to allow mobile homes to the sites for my children's future. Ms. Guillotte went on to say that the properties north were all zoned for mobile homes and mobile homes and houses were scattered all throughout the neighborhood. Mr. Pierce stated that he was not in favor of this request because the whole block 14 was zoned R-1 strictly for houses except for lot 21, block 14 which was R-4 and personally would like to grandfather that lot in and if the mobile home were destroyed or removed would revert back to R-1 for houses only.

On motion by Member Davis, seconded by Member McLeod and by the following vote, motion was to approve the item but failed for lack of a majority.

YEAS:	Member Davis	NAYS:	Member Dodds
	Member McLeod		Member Ulrich
	Member Laine		Member Short
			Member Murphy
			Chairman Millender

RE-ZONING & LANDUSE CHANGES:

- 7- 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 Agriculture to R-3 Estate Residential and a Landuse change from Agriculture to Estate Residential. Request submitted by John Patrick Floyd, applicant.
- 8- 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 Agriculture to R-3 Estate Residential and a Landuse change from Agriculture to Estate Residential. Request submitted by James Barrs Floyd, applicant.

In brief discussion of these items, Mr. Pierce stated that in speaking with Barrs Floyd, Mr. Floyd stated that this would be their last request for landuse changes in that area. Mr. Pierce went on to say that the two requests for the Floyd's were north of the last two parcels that were re-zoned in 2008.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend items 7 and 8 to the Board of County for a public hearing.

YEAS:	Member Dodds	NAYS:	Member Murphy
	Member Laine		
	Member Ulrich		
	Member Davis		
	Member Short		
	Member McLeod		

- 9- Consideration of a request to re-zone a 10 acre parcel described as Tract 7-D unrecorded, lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and landuse change from Agriculture to Rural Residential. Request submitted by Timothy C. Saunders, Sr. applicant. (Agent: Timothy Saunders, Jr.)
- 10- Consideration of a request to re-zone a 10 acre parcel described as Tract 8-B unrecorded, lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and landuse change from Agriculture to Rural Residential. Request submitted by Alice C. Saunders, Sr. applicant. (Agent: Timothy Saunders, Jr.)

In brief discussion of this item, Mr. Pierce stated that these parcels were located off Jeff Sanders Road and in the middle of the woods. Mr. Pierce went on to say that there are more parcels located in the area that are zoned as R-6 one unit per 10 acres as this applicant is requesting.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items 9 and 10 to the Board of County Commissioners for a public hearing.

- 11- Consideration of a request to re-zone a 10 acre parcel lying in Section 13 & 14, Township 4 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a landuse change from Agriculture to Residential. Request submitted by Thurman Roddenberry and Associates, agent for Albert Simpler, owner.
- 12- Consideration of a request to re-zone a 10 acre parcel lying in Section 13 & 14, Township 4 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a landuse change from Agriculture to Residential. Request submitted by Thurman Roddenberry and Associates, agent for Albert Simpler, owner.

In mention of these items, Member Davis stated that there wasn't anyone present to represent these parcels and in his opinion the items should not be discussed. Mr. Pierce went on to say that the area in question is a very sensitive area as far as wetlands are concerned. Mr. Pierce stated that if the commission did not deal with these two items the county would still have 20 acres of small scale land use changes for some later in the year. After much discussion, the concensus was that items 11 and 12 would be held in advance with a later date, probably September, to provide time for other property owners to submit small scale land use changes.

On motion by Member Dodds, seconded by Member Short and by the following vote, it was agreed to re-consider items 11 & 12 in the September land use submittals.

YEAS:	Member Dodds	NAYS:	Member Davis
	Member Short		Member Laine
	Member Ulrich		Member McLeod
	Member Murphy		

- 13- Consideration of a request to re-zone a 10 acre parcel "Tract B" 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 a landuse change from Rural Residential to Estate Residential. Request submitted by Blair Morgan, applicant.
- 14- Consideration of a request to re-zone a 10 acre parcel "Tract A" 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 a landuse change from Rural Residential to Estate Residential. Request submitted by Sherry Thacker, applicant.

In brief discussion of these items, Mr. Pierce stated that these parcels are lying near the Franklin County and Liberty County line and are requesting a landuse change from one unit per 10 acres to one unit per 5 acres. There were also some concerns about density and 911 services in such a rural area.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend items 13 & 14 to the Franklin County Board of County Commissioners for a public hearing.

YEAS:	Member Dodds	NAYS:	Member Murphy
	Member Laine		
	Member McLeod		
	Member Davis		
	Member Short		
	Member Ulrich		

COUNTY PLANNER'S REPORT:

- A) Mr. Pierce stated that under the new stimulus package the county had submitted application for the paving of new roads. Mr. Pierce went on to say that the county application was not approved for the paving projects, but were approved for sidewalks. Mr. Pierce stated that the county would have had to hire out of county contractors to do the paving project, but with the sidewalks project the county could hire local contractors to the jobs, which would be beneficial to the county contractors and keeping it local.

There being no further business to discuss, it was agreed to adjourn at 7:55 p.m.

Tony Millender, Chairman

ATTEST:

Alan C. Pierce, County Planner