

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
FRANKLIN COUNTY COURTHOUSE ANNEX
MARCH 20, 2007
3:00 PM**

MINUTES

Commissioners Present: Russell Crofton – Chairman, Noah Lockley Jr. – Vice-Chairman, Cheryl Sanders, Joseph Parrish, Bevin Putnal

Staff Present: Alan Pierce – Director of Administrative Services, Michael Shuler – County Attorney, Michael Morón – Board Secretary

Call to Order

Chairman Crofton called the Public Hearing to order at 3:00 PM

Public Hearings

Mr. Pierce explained the procedure that will be followed during the public hearing. Mr. Pierce presented the following items for discussion and approval:

Small Scale Land Use Changes

Parcel (1) A Small Scale Land Use Change as provided in F.S. 420.615, which allows a density bonus associated with the donation of land for affordable housing. Property being considered is approximately 799 acres in Sections 4, 32, and 33, Township 8 South, Range 8 West, west of the Apalachicola, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Residential.

Commissioner Parrish recused himself from discussion on this item due to a conflict of interest.

David McLain discussed the need to learn more about the development and inquired about water and sewer availability for the affordable housing property that will be donated. Mr. Pierce discussed this request further.

Richard Harper stated the disadvantages of this project not being submitted as a PUD before approval, and stated the need for more development information before approval. The Board, Mr. Pierce, and Attorney Shuler discussed this matter further. Mr. Harper stated the need for additional guidelines for the “fast tracking” statute regarding development with affordable housing.

Katie Greene, of Eastpoint, asked when Planning and Zoning discussed this request. Mr. Pierce stated that it was reviewed during the Feb P&Z meeting.

Rachel Ward, the applicant, discussed this development request.

Paul Riegelmayr inquired as to who would be responsible for paying the cost of getting water and sewer to this location.

Board discussed a ratio for the developer, restrictions on density and expressed their lack of confidence of the new Statute 420.615 which applies to this matter.

Motion by Putnal, seconded by Sanders, to table Parcel 1 until April 17 Public Hearing at 3:00 PM and direct staff to research this request further and present this information at the Public Hearing; Motion carried 3 – 1 Lockley voting nay, Parrish abstained.

Parcel (2) A 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, be changed from Rural Residential to Residential.

Motion by Putnal, seconded by Sanders, to approve Parcel 2; Motion carried 5-0.

Parcel (3) Lot 4, Block 7, David Brown Estates, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from Residential to Commercial.

Motion by Sanders, seconded by Putnal, to approve Parcel 3; Motion carried 5-0.

Parcel (4) A 10 acre parcel, Lot 14 and 15, Emerald Point, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from Rural Residential to Residential.

Mr. Oskabee agreed to an easement.

Motion by Putnal, seconded by Lockley, to approve Parcel 4; Motion carried 5-0.

Parcel (5) A 10 acre parcel lying in Section 25, Township 6 South, Range 4 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Rural Residential.

Jan Studdimeyer, the applicant, discussed this request

Bobby Sapp, president of the homeowners association of the subdivision, supported this request.

Brooks Bryan discussed problems he has had with this subdivision and the need to keep the 40 acre tracks as originally approved

Motion by Putnal, seconded by Lockley, to approve Parcel 5; Motion carried 5-0.

Parcel (6) A 10 acre parcel lying in Section 23, Township 6 South, Range 4 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Rural Residential.

Board discussed paving Jeff Sanders Road due to the heavy use of trucks.

Bobby Sapp discussed why 10 acres is acceptable to live on.

Motion by Putnal, seconded by Lockley, to approve Parcel 6; Motion carried 5-0.

Parcel (7) A 7.75 acre parcel lying in Section 30, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Residential.

Motion by Putnal, seconded by Sanders, to approve Parcel 7; Motion carried 5-0.

Parcel (8) A 10 acre parcel lying in Section 24, Township 6 South, Range 4 West and Section 19, Township 6 South, Range 3 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Rural Residential.

Motion by Sanders, seconded by Putnal, to approve Parcel 8; Motion carried 5-0.

Parcel (9) A 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural to Residential.

Motion by Sanders, seconded by Lockley, to approve Parcel 9; Motion carried 5-0.

Parcel (10) A 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, be changed from Rural Residential to Residential.

Motion by Sanders, seconded by Putnal, to approve Parcel 10; Motion carried 5-0.

Rezoning (by Ordinance)

Parcel (11) 799 acres in Sections 4, 32, and 33, Township 8 South, Range 8 West, west of the Apalachicola, Franklin County, Florida, as shown on the attached map, to be changed from Agricultural A-2 to R-1 Single Family Residential and R-3 Single Family Estate Residential.

No Board action on this matter.

Parcel (12) A 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, be changed from R-6 Rural Residential to R-3 Single Family Estate Residential.

Motion by Putnal, seconded by Sanders, to approve Parcel 12; Motion carried 5-0.

Parcel (13) Lot 4, Block 7, David Brown Estates, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from R-1 Single Family Residential to C-4 Mixed Use Residential.

Motion by Sanders, seconded by Parrish, to approve Parcel 13; Motion carried 5-0.

Parcel (14) A 10 acre parcel, Lot 14 and 15, Emerald Point, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from R-6 Rural Residential to R-1 Single Family Residential.

Motion by Sanders, seconded by Parrish, to approve Parcel 14; Motion carried 5-0.

Parcel (15) A 10 acre parcel lying in Section 25, Township 6 South, Range 4 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from A-2 Agricultural to R-6 Rural Residential.

Motion by Lockley, seconded by Putnal, to approve Parcel 15; Motion carried 5-0.

Parcel (16) A 10 acre parcel lying in Section 23, Township 6 South, Range 4 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from A-2 Agricultural to R-6 Rural Residential.

Motion by Lockley, seconded by Putnal, to approve Parcel 16; Motion carried 5-0.

Parcel (17) A 7.75 acre parcel lying in Section 30, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from A-2 Agricultural to R-2 Single Family Residential/Mobile Home Residential.

Motion by Sanders, seconded by Putnal, to approve Parcel 17; Motion carried 5-0.

Parcel (18) A 10 acre parcel lying in Section 24, Township 6 South, Range 4 West, and Section 19, Township 6 South, Range 3 West, north of Carrabelle, Franklin County, Florida, as shown on the attached map, to be changed from A-2 Agricultural to R-6 Rural Residential.

Motion by Sanders, seconded by Putnal, to approve Parcel 18; Motion carried 5-0.

Parcel (19) A 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from A-2 Agricultural to R-3 Single Family Estate Residential.

Motion by Sanders, seconded by Lockley, to approve Parcel 19; Motion carried 5-0.

Parcel (20) A 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, north of Eastpoint, Franklin County, Florida, as shown on the attached map, be changed from R-6 Rural Residential to R-3 Single Family Estate Residential.

Motion by Sanders, seconded by Lockley, to approve Parcel 20; Motion carried 5-0.

Parcel (21) A 5.37 acre parcel lying in Section 7 and 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from R-3 Single Family Estate Residential to R-1 Single Family Residential.

Motion by Putnal, seconded by Sanders, to approve Parcel 21 contingent on an agreed easement to the water; Motion carried 5-0.

Parcel (22) A 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida, as shown on the attached map, to be changed from R-1 Single Family Residential to R-1A Single Family Subdivision.
Dan Garlick

Motion by Sanders, seconded by Parrish, to table Parcel 22 until the April 17 Public Hearing at 3pm; Motion carried 5-0.

Adjourn

Chairman Crofton adjourned the Public Hearing at 4:34 PM.

G. Russell Crofton, Chairman FCBCC

Attest:

Marcia M. Johnson, Clerk of Courts