

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
PUBLIC HEARING  
COMPREHENSIVE PLAN AMENDMENT ADOPTION  
APRIL 5, 2005**

**OFFICIALS IN ATTENDANCE:** Cheryl Sanders, Chairman, Jimmy Mosconis, Bevin Putnal, Russell Crofton, Noah Lockley, Jr., Commissioners, Alan Pierce, Director of Administrative Services, Marcia Johnson, Clerk, and Michael Shuler, County Attorney.

**1:00 P.M.:** Chairman Sanders called the meeting to order. Alan Pierce, Director of Administrative Services told those present that this is a public hearing to adopt the Franklin County Comprehensive Plan. He told the audience those that wish to speak needed to complete a speaker's card. He also told the audience that a form is available for those that wish to receive the Notice of Intent from DCA regarding this adoption.

(Tape 1-125) Mr. Pierce briefly explained that the amendment and adoption process has been in process for over two years. He explained that the county had transmitted the amended comp plan in April of 2004 and then received an ORC report from DCA noting all deficiencies and suggested changes. He went on say these changes have been addressed and if the Board adopts this comp plan, it will be sent to DCA, they will then have a review period of about 60 days. They will then send the County a Notice of Intent. Mr. Pierce went on to say this document does not include the St. James Overlay, but that the four large changes proposed by St. Joe, in the St. James Overlay will be included as appendixes to the comp plan. These changes include 200 acres east of the Carrabelle City Limits, McIntyre properties, Bear Bluffs and Marina Village. There are two large-scale changes included in the comp plan, which include 45 acres for the Eastpoint Water & Sewer sprayfield and 1500 acres acquired by the State located next to Tate's Hell State Forest, which will be changed to Agriculture.

(Tape 1-336) Chairman Sanders asked for public comments. Charles Lewis representing the Citizens Advisory Group spoke stating that this group has four major concerns: (1) Water access, (2) Tax exemptions for front porches, (3) Billboard control and (4) Nighttime illumination. He asked that the county not include the St. James changes to the comp plan as they can be addressed at a later time. Mr. Lewis also said the Citizens Advisory Group feels that affordable housing needs to be addressed as well as seeking cost reduction for insurance in the county.

(Tape 1-609) Commissioner Putnal said that he has a problem with including the St. James changes. He feels they could be addressed at a later time also.

Mr. Pierce said that there are several important issues that will need to be addressed in the near future such as economic development and affordable housing. The Board also recognizes the need to protect water access for the public.

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(Tape 1-1163 Don Ashley addressed the Board saying that he has concerns with the St. James property being included to the comp plan. He suggested the Board address these when the need arises.

(Tape 1-1391) Ace Haddock with Tate's Hell State Forest spoke in support of the land use change for the property near Tate's Hell that the State has acquired.

(Tape 1-1478) Tom Adams addressed the Board voicing his concern with the C-4 District in the county. He also asked that the Board not add the St. James property to the comp plan.

(Tape 1-1636) Dave McClain voiced his opposition to adding the St. James property to the comp plan.

(Tape 1-1856) Charles Pattison with 1000 Friends of Florida asked that the Board consider excluding the St. James property from the comp plan.

(Tape 1-2002) Ronnie Davis spoke concerning his property in the Two Mile area west of Apalachicola and that he would like to see property in this area be used for other purposes beside seafood processing.

(Tape 1-2281) Van Lewis spoke at length about his concern for public water access. He asked that the Board not include the St. James property in the plan.

(Tape 1-2682) John Hedrick with the Sierra Club of Florida asked that the board not include any Future Land Use changes in the comp plan.

(Tape 1-2814) Joyce Estes with the North West Florida Water Management District asked that the Board consider water availability when making any land use changes.

(Tape 1-3005) Bruce Sansom, representing the Home Building Association, spoke concerning a proposal to require 150 feet setback from wetlands. The Board agreed that this setback request has been removed from consideration.

(Tape 1-3138) Steven Nash also spoke opposing this 150 ft. setback.

(Tape 1-3460) Mr. Pierce presented a faxed letter from David A. Theriaque, attorney for the Florida Wildlife Federation outlining several changes they would like to see in the comp plan.

(Tape 1-3482) Roger Bybee spoke concerning future growth in the county. He asked that the Board not include the St. James property to the comp plan.

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(Tape 2-32) Curt Blair, Vice Chairman of the Chamber of Commerce spoke concerning issues such as Health Care and Economic Development, which have not been addressed in the proposed comp plan.

(Tape 2-105) Nick Yonclas addressed the Board and stated that he has been a resident in the county since the early 1990's and if development occurs, St. Joe has always been very responsible with its development and feels they will protect the Bay and natural resources of the county.

(Tape 2-271) George Mahr spoke stating that he too thinks St. Joe is very responsible with its development.

(Tape 2-456) Billy Buzzett representing the St. Joe Company told the Board that St. Joe has always tried very hard to develop responsibly and will continue to do so.

(Tape 2-753) Gathana Parmenas said she feels the county needs to move forward slowly when considering future development in the county.

Chairman Sanders told the audience that Franklin County is "a piece of heaven" and she resents the implication that this Board cannot take care of the County.

Commissioner Putnal again said he does not want to include the St. James properties in the comp plan.

(Tape 2-1121) After much discussion, Commissioner Mosconis made a **motion to adopt the plan as presented with the provision that no later than September, the Board addresses other important issues such as Economic Development and Health Care.** Commissioner Lockley seconded the motion. Commissioners Sanders, Mosconis, Crofton and Lockley voted for. Commissioner Putnal voted against.

There being no further business to discuss, it was agreed to adjourn.

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**CHERYL SANDERS, CHAIRMAN**

**ATTEST:**

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**MARCIA JOHNSON, CLERK**