

FCBCC PUBLIC HEARING APRIL 20, 2004

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
APRIL 20, 2004**

OFFICIALS IN ATTENDANCE: Cheryl Sanders, Chairman, Bevin Putnal, Jimmy Mosconis, Clarence Williams, and Eddie Creamer, Commissioners, Kendall Wade, Clerk, Rachel Ward, Secretary, Thomas M. Shuler, Attorney, Alan C. Pierce, Director of Administrative Services.

1:00 P.M. Chairman Sanders called the meeting to order.

(Tape 1-5) Mr. Pierce handed out packets including the proposed comprehensive plan amendments. These include copies of the Goals, Objectives and Policies as well as the proposed Coastal High Hazard maps, and the proposed future land use maps. There is a colorized version of the St. James Island Overlay and policies that go along with this overlay.

(Tape 1-124) There has been a packet of information including letters that have come in. This is a hearing to discuss transmittal of the proposed changes to the comprehensive plan as well as changes made to the Coastal High Hazard maps. Once transmitted to the Department of Community Affairs, DCA has 60 days to review and submit comments to the county on the proposed changes. This is the beginning of the process to review and make changes to the Comprehensive Plan.

He said that this hearing has been duly advertised and this is an opportunity for the public to make comments to the proposed changes made to the Comp Plan as well as the St. James Overlay and Coastal High Hazard Maps.

This proposal includes large scale land use changes recommended by the Planning and Zoning Commission as well as those addressed by the Board.

(Tape 1-263) Mr. Pierce discussed in detail some of these proposed changes which include several large land use changes in the St. James Overlay. He went on to say that this proposed map will govern future development over the next 20 years. The county's future appears to include a large increase in the number of second homes as opposed to principal residents.

Mr. Pierce pointed out those large scale land use changes that have been recommended including the 46 acres off of Otter Slide Road in Eastpoint owned by Jimmy Miller. It has been recommended that this property be changed to commercial. There is large parcel that the state has purchase in the Tates Hell Forest which is currently zoned R-6 Rural Residential and needs to be rezoned to Agricultural. There is a 76 acre parcel off of Highway 65 north of Eastpoint, owned by Tommy Lewis which is to be zoned residential. He went through the St. James Overlay indicating areas that need to be

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rezoned residential to accommodate future development. This includes a total of approximately 6500 acres. Mr. Pierce asked if the Board wanted to consider changing property east of Carrabelle which will be accessible by Carrabelle Water & Sewer. He went on to say that approximately 6000 residential units need to be added.

Commissioner Mosconis asked if the Breakaway parcel has been included in the proposed changes. This property is currently C-3 and the proposal is to be rezoned residential. Mr. Pierce responded that it could be included.

There was some discussion whether or not to include the St. James Overlay in this transmittal hearing. Mr. Pierce told the Board that as part of an agreement with DCA and the SummerCamp project, the county agreed to include the St. James Overlay in the transmittal process.

(Tape 1-603) Billy Buzzett with St. Joe briefly spoke to the Board about the series of public meetings that were held to develop this overlay as presented. Over a period of about 15 months several public meetings were held and those comments from the public were incorporated into this overlay. The overlay indicates a possible Back Beach Road that would help to protect the shoreline. Mr. Buzzett reiterated what Mr. Pierce said, this is just the beginning of the process. The Department of Community Affairs will have the opportunity to review and comment on this proposed overlay. After more discussion, Chairman Sanders asked for comment from the public.

(Tape 1-875) Ms. Pat Maier addressed the Board stating that a series of visioning meetings were held hosted by FSU. She understood that before these documents were transmitted to DCA, that a final hearing with FSU's comments was to be held. She was concerned that this final meeting and these comments have not been incorporated into this document. She asked the Board not to transmit this material. She asked them to hold the final visioning meeting before transmittal. She was also concerned about the Coastal High Hazard Maps, she is concerned about "final clearance time", which is the evacuation time for hurricanes.

There was discussion concerning whether or not adoption of these new Coastal High Hazards Maps could affect the county's rating for flood insurance. Mark Curenton, the CRS Coordinator for the county, felt that these maps would not affect the county's flood insurance rating.

(Tape 1-1027) Don Ashley spoke at length about his concerns over the proposed St. James Overlay. He also asked that the county not to transmit these documents, but go ahead and finish the visioning process. He addressed concerns about enforcement.

(Tape 1-1239) Tom Adams stated he has reviewed the proposed amendments and said that he found many errors and inconsistencies. He went through the list of inconsistencies he found. He asked that these documents not be transmitted, but that the visioning process be completed.

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(Tape 1-1438) Dave McClain also spoke about his concerns with these proposed documents and asked that this transmittal not take place today.

(Tape 1-1564) Gathana Parmenas with the American Red Cross said that she is concerned that the proposed High Hazard Maps will encourage development in critical coastal area. She asked that this transmittal not take place.

(Tape 1-1694) Paul Johnson voiced his concerns with the transmittal of these documents as they will guide development and growth for the future of the county. He asked that these documents not be transmitted.

(Tape 1-1808) Commissioner Mosconis told the audience that he is offended at the insinuation from the public that this Board is not doing enough to protect the future growth in the county. He went on to ask those present to look at the amount of development in other coastal counties. Franklin County does not have high rise intense development in critical areas and it is because this has always been a major concern with the current board, and past boards. He feels that Franklin County has always tried to protect its growth.

(Tape 1-2086) Charles Pattison spoke stating that he wanted to see the rural character of the fishing village protected.

(Tape 1-2246) Roger Bybee voiced his concerns about the visioning process not being completed and that he is concerned how these proposed Coastal High Hazard maps may affect the county's flood insurance. He asked that the visioning process be completed prior to transmittal.

(Tape 1-3049) Dixie Partington, Big Bend Scenic Byway asked that the board consider including improvements to scenic byways on the eastern end of the county.

(Tape 1-3229) Tammy Summers, DEP asked that the board consider finishing the visioning process before transmitting these documents. She spoke about the county's aquatic preserves.

(Tape 1-3336) Dan Tonsmeire spoke concerning the need for the county's stormwater management plan to be bolstered.

(Tape 1-3487) Bruce Hall stated that she participated in the visioning process and is distressed to finding that this process will not be completed before transmitting these documents. She asked each commissioner why they are not allowing the visioning process to continue. Commissioner Creamer told the audience that he has always been opposed to this process. He went on to say that he is concerned with the people's right to develop their property.

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(Tape 1-3709) Ken Osborne spoke concerning the St. James Overlay and concerns he has with this proposal. He asked that the visioning process continue prior to transmittal.

(Tape 2-47) There was much discussion concerning the proposed development included on the St. James Island overlay. There were concerns with the number of units and access to these developments.

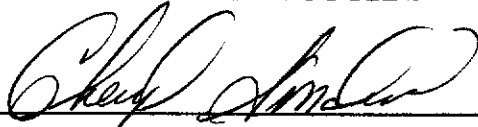
(Tape 2-127) Allan Feifer spoke about the drastic changes the county is currently experiencing and the future of the county.

(Tape 2-479) Billy Buzzett gave some follow up comments. He feels that county has the opportunity to do some quality planning. He urged the board to transmit this plan as this is just the beginning of a long process.

Chairman Sanders told the audience what she is most concerned with in Franklin County is jobs. The county needs to create jobs to keep our young people here.

After more discussion concerning the issues voiced today, the following motion was made: Commissioner Creamer made a **motion to transmit the Comprehensive Plan amendments and the St. James Overlay.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD IT WAS AGREED TO ADJOURN.


_____**CHERYL SANDERS, CHAIRMAN**


_____**KENDALL WADE, CLERK**