

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
MARCH 19, 2002
5:05 P.M.**

OFFICIALS IN ATTENDANCE: Eddie Creamer, Chairman; Bevin Putnal, Jimmy Mosconis, Cheryl Sanders, and Clarence Williams, Commissioners; Kendall Wade, Clerk; Amelia Varnes, Deputy Clerk; Alfred Shuler, County Attorney.

5:05 P.M. Chairman Creamer called the meeting to order.

(Tape 1-5) Chairman Creamer instructed the audience he would require a completed "speaker's card" for anyone who wanted to speak at this hearing. He cautioned the audience that he would not tolerate any outbursts, etc. He informed the audience they would be allowed two minutes to speak. He asked people not to repeat themselves and asked the audience if they would like to, when he called their names, just standing up and stating whether they opposed or supported this St. Joe/Arvida Summer Camp PUD.

(Tape 1-28) Mr. Pierce stated this was an advertised Public Hearing to consider adopting proposed changes to the Franklin County Comprehensive Plan Conservation/Coastal Management Element, the Capital Improvement Element, the Future Land Use Element, and the Future Land Use Map series as described in the advertisement placed in the local newspaper. He said most everybody present is here to discuss or have input on the St. Joe/Arvida Summer Camp PUD. He stated there is several other changes to the Comp Plan that need to be addressed first. He read the following into the record: **Proposed Changes to the Conservation/Coastal Management Element Objectives**-Objective 1: The wetlands of Franklin County shall be conserved and protected such that no net loss (after mitigation) shall occur through the year 2000. 9J5.012(3)(b)1,(2); (2)(B)(3) Objective 2: The County will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 1989 and 2000, the County will prohibit development which can be provided to damage the County's natural resources. 9J5.012(3)(b)(1);)2)(b)(4) Objective 3: The County shall maintain the estuarine water quality surrounding Franklin County's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year 2000. 9J5.012(3)(b)(1)(2); (2)(b)(4) Objective 7: Franklin County shall maintain through the year 2000 ambient air quality standards which are equal to or more stringent than the State or Federal National ambient air quality standards (NAAQs). 9J5.013(2)(b)(1) **Proposed Changes to the Capital Improvement Element**-Add Policy 4.4: Franklin County shall purchase approximately 20 acres in or near the City of Carrabelle for a recreational park. The purchase will be funded with a combination of grant funds and County recreational funds. Add Policy 4.5 Franklin County shall develop a recreational park in the City of Carrabelle to include at least three little league baseball fields. Add Policy 4.6 Franklin County shall develop four lighted tennis courts at Ned Porter Park in Apalachicola. This development will be funded by a combination of grant funds and County recreational funds. **Proposed Change to the Future Land Use Element**- Add Policy 11.11 The Mixed-Use Residential Land Use Category shall be

FCBCC MINUTES-PUBLIC HEARING MARCH 19, 2002

applied to the Summer Camp Planned Unit Development (PUD). In addition to the provisions described in Land Use Policy 2.2(e), the following provisions shall apply to the Summer Camp PUD: Residential land uses shall be limited to a maximum of 499 units and a maximum gross density of 1 dwelling unit per acre. Non-Residential land uses shall be limited to a maximum of 2,000 net new external vehicular daily trips. The internal circulation system will be designed to promote pedestrian and bicycle opportunities for its residents by providing a functional and integrated system of pedestrian paths, nature trails, hiking trails, bicycle trails and other pedestrian paths. Encroachment into wetlands shall be limited to roadway crossings, utility crossings, boardwalks and other pedestrian and bicycle path crossings, as authorized by the regulatory agencies. Except for these crossings, the required building setbacks from wetlands shall be observed. The Stormwater management system will be designed to comply with the standards for Outstanding Florida Waters (OFW). In order to facilitate and improve hurricane evacuation access and minimize the potential negative impacts of hurricane damage, the intersection of US 98 and US 319 may be redesigned and reconstructed to improve traffic operations and public safety. In addition, a segment of US 98, west of the intersection with US 319, may be relocated further inland away from the coast and to a higher elevation. The realignment of US 98 and the redesign of the intersection of US 98 and US 319 will be accomplished in accordance with all applicable Florida Department of Transportation (FDOT) regulations and procedures. **Proposed Change to the Future Land Use Map series will be as follows:** 784 acres in Sections 25, 33, 34, 35 and 36, Township 6 South, Range 3 West, to be changed from Agricultural to Mixed-Use Residential. After reading this information into the record Mr. Pierce stated the proposed changes to the Conservation/Coastal Management Element-Objectives 1, 2, 3, and 7 and the change to the Capital Improvement Element-Adding Policy 4.4, 4.5, and 4.6 should be approved since they were only changes which excluded the date, the year 2000, from these objectives since the year 2000 had already past. He said the motion to change these objectives would simply eliminate any date being placed in the plan, just totally strike out any date in the plan. He said the Capital Improvement Elements were listed in the Comp Plan Amendment so assist the County in pursuing and receiving FRDAP grants. He said the three policies were just added for future reference on certain things being changed or added to County parks. He suggested the Board go ahead and make a motion approving these proposed changes as listed and then the Board could move on to what would probably be the most discussed issue the "Summer Camp" proposal. Commissioner Mosconis made a **motion to transmit the proposed changes to the Franklin County Conservation/Coastal Management Element Objectives 1, 2, 3, and 7-by eliminating any dates in the objectives and adopting the proposed changes to the Capital Improvement Element by adding Policy 4.4, Policy 4.5, and Policy 4.6 to the Capital Improvement Element to the State of Florida for their review and comment.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.**

(Tape 1-278) Mr. Pierce said he had received a lot of letters, faxes, etc. opposing the St. Joe/Arvida Summer Camp proposal. He submitted them to the Board Secretary. He said he promised the "1000 Friends of Florida" he would read the following into the record: The Apalachicola Bay and River Keeper and APECO have contacted us regarding a

FCBCC MINUTES-PUBLIC HEARING MARCH 19, 2002

proposed plan amendment by Arvida, St. Joe, for 784 acres south of US 98 in Franklin County. We would ask that the record of the transmittal hearing reflect the following comments: We are generally familiar with the developer's proposal to construct a marina and dry storage facility near the FSU marine lab. We also understand that marine scientists familiar with this area believe that a marina and boat storage facility is inappropriate at this location due to the sensitive nature of the marine resources. We have reviewed the correspondence of Mr. Douglas C. Delano to Gayle Dodds, Chairperson of the Planning and Zoning Board for Franklin County dated February 18, 2002. While this letter seems to imply that no marina is currently proposed for the site near the marine lab, we note that the attached map, depicts the site as "commercial" and shows what appears to be a water body on the site, which is currently not there, i.e., a marina. As you now, plan amendments must be examined from the point of view of the most intense uses and highest densities allowed by the plan. Under the Franklin County Plan, it is not clear to us that a dry storage facility and a 200-slip marina would not be an authorized use on commercial designated lands. While development of a marina at that location could be determined to violate other policies in the plan related to coastal zone protection, given the uses allowed in commercial areas, we feel a land use designation of the site for commercial use is inappropriate. Finally, we would note the internal inconsistency between the text, which purports to allow the site to develop a Mixed Use Residential at a maximum density of 4.3 dwelling units per acre, or about 963 units, which would be a DRI, and the map, which designates that property for residential use, which has a maximum density of up to 15 units per acre. Other areas of concern involve development in the coastal high hazard area, hurricane evacuation, and the moving of US 98. We understand this particular section may be proposed as a scenic highway. He said Charles Pattison, AICP, Executive Director signed the letter. He said most everybody is opposed to the marina.

(Tape 2-370) Douglas Delano, St. Joe/Arvida, made a brief slide presentation to the Board and audience. After this presentation, Commissioner Sanders said the marina idea is the main concern of everyone. She stated she wanted to go ahead and read a letter, that she had written, into the record: "I would like to have some specific language incorporated in to the proposed text amendment to the Franklin County Comprehensive Plan as asked for by St. Joe/Arvida under the "Summer Camp" Project. As our attorney has pointed out to us under the Mixed-Use Residential Land Use Change that could possible leave the door open for a marina under the commercial part of the land use change, for that reason I am asking you to support the language I am requesting as follows: **"No marina or associated facilities shall be part of this Mixed-Use Residential Land Use Change and any subsequent plans for development."** She said this only reflects what St. Joe/Arvida is willing to do and that is to back off the marina idea. She stated she had discussed this language and had the language reviewed by DEP as far as understanding what this means and was informed by the officials this statement is very clear and precise. She said she is also asking St. Joe/Arvida to be supportive of this language. She stated she would also request the maps that will be sent with the amendment text reflect what she is asking for also. Mr. Delano agreed with this language. The following citizens spoke in opposition of approving this development: Howard Kessler, Don Ashley, Tammy Summers, Steven Rash, Jack Rudloe, David St.

FCBCC MINUTES-PUBLIC HEARING MARCH 19, 2002

John, Manley Fuller, President of the Florida Wildlife Federation (who also presented a Resolution from the Florida Wildlife Federation opposing the project), Van Lewis, Ann Maruszak, Charlotte Griffith, John Olson, Scott Olson, Pat Smith, Professor Bill Herrnkind, Ray Pringle, Florida Fishermen's Federation, Linc Barnett, APTA, Bill Hartley, Lewis L. "Bud" Wesson, Karyl Cochran, Frank Cochran, Tish Willis, G. W. Cochran, and Paul G. Johnson, APECO. The following citizens spoke in favor of approving this development: Ken Osborne and Freda White. Most of the citizens and the Board agreed with the language Commissioner Sanders had proposed. After everyone who wanted to speak, as listed above, had made their presentation Commissioner Sanders made a **motion to transmit the proposed change to the Franklin County Comprehensive Plan-Future Land Use Element-The Mixed-Use Residential Land Use Category shall be applied to the Summer Camp Planned Unit Development-amending the text to include the following statement "No marina or associated facilities shall be part of this Mixed-Use Residential Land Use Change and any subsequent plans for development." to the State of Florida for their review and comment.** Commissioner Williams seconded the motion. All for. **MOTION CARRIED.** Commissioner Sanders said she wanted to be sure the maps, which would accompany this text, would reflect what she is saying. Mr. Pierce said the amendment Commissioner Sanders was proposing would be in the text of the proposed change.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD THE MEETING WAS ADJOURNED.

Eddie Creamer

EDDIE CREAMER, CHAIRMAN

Kendall Wade

KENDALL WADE, CLERK