

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, July 8, 2008 at 6:30 p.m.

PRESENT:	Chairman	Tony Millender
	Vice Chairman	Larry Perryman
	Member	Steve Davis
	Member	John Murphy
	Member	Walter Ward
	Member	William Laine
	Member	Mary Lou Short
	Alternate	Roy McLeod

ABSENT:	Member	Gayle Dodds
	Member	Bob Landiss
	Alternate	Arnold Tolliver

The Planning and Zoning Commission was called to order by Chairman Millender who thereafter presided.

- 1- Approval of the Minutes of the meeting held Tuesday, June 10, 2008, as mailed.

On motion by Member Laine, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held June 10, 2008, as mailed.

- 2- Review of the Monthly Building Report for June 2008.

Alan Pierce, County Planner, stated that there were two homes permitted in June, which is one more from the previous month.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct three (3) Commercial Docks and dredging at 592 Highway 98 West, Apalachicola, Franklin County, Florida. Dock one will be 174' x 4'; Dock 2 will be 145' x 4' and Dock 3 will be 137' x 4'. This application meets all local, state and federal requirements. Request submitted by GEA, Inc, agent for Steve Rash, applicant.

In brief discussion of this item, Mr. Pierce stated that this property was adjoining the Steamer's Raw Bar on the west side. Chairman Millender questioned the layout of the property and whether there were any structures on it. Dan Garlick, Garlick Environmental Associates, stated that there wasn't anything on the property, but would allow the seafood workers to load, unload and dock their boats onsite. There were also concerns of whether this project would have gas pumps and Mr. Garlick stated that there wouldn't be any gas pumps.

On motion by Member Short, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 4- Consideration of a request to construct a Single Family Private Dock on the East half of 38, Block C, Unit 2, St. James Island Park, 2962 US Highway 98 East, St. James, Franklin County, Florida. This dock will be 167' x 4' long. This application meets all local, state and federal requirements. Request submitted by Reed Hicks, Better Built Docks, agent for Joel Clark, applicant. (No house or restroom facility located at this site.)

In discussion of this item, there were many questions concerning not having a house constructed on the lot and no restroom facility. Member Short stated that there have been two other incidents that were not approved based on the premises that there were no bathroom facilities on site. Mr. Pierce stated that the two in question were not buildable lots and had no room to place even parking or housing.

On motion by Member Laine, seconded by Member Perryman and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval.

YEAS: Member Ward
Member Davis
Alternate McLeod

NAYS: Member Short
Member Murphy

- 5- Consideration of a request to construct a Single Family Private Dock located off of Camp Road, North of Eastpoint, Franklin County, Florida. This Dock will have a 252' x 4' boardwalk, 225' x 4' access walkway, 20' x 8' terminal platform and (2) 20' x 12' boat lifts. This application meets all local, state and federal requirements. Request submitted by GEA, Inc, agent for Barrs Floyd, applicant.

On motion by Member Ward, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 6- Re-consideration of a request to construct a Multi-Family/Residential Dock located in Section 35 & 2, Township 8 and 9 South, Range 8 West, located off of Bluff Road (12th Street) in Apalachicola, Franklin County, Florida. This Dock will have a 1,920' x 9' primary access boardwalk, and will have a second boardwalk that will be 10' x 3'; with a 30' x 3' wide ramp and have a 16' x 4' platform, a 180' x 8' terminus, and have 9 boat slips. This application meets all local, state and federal requirements. Request submitted by GEA, Inc., agent for George Mahr (Turtle Harbor), applicant. (Previously approved by the Board of County Commissioners on March 21, 2006 and has expired).

On motion by Member Laine, seconded by Member Ward and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 7- Consideration of a request to construct a Single Family Private Dock at 2508 Highway 98 East, Lot 7, Block a, Unit 1, Gulf Wynn Subdivision, Lanark Beach, Franklin County, Florida. The Dock will be 210' x 4' access dock with a 20' x 8' terminal platform. This application meets all local, state and federal requirements. Request submitted by Reid Hicks (Better Built Docks) and Griffith Custom Homes, LLC, agents for Alice Fox, applicant.

On motion by Member Laine, seconded by member Perryman, and by the following vote it was agreed to recommend this item to the Board of County Commissioners for approval.

YEAS: Member Ward
Member Davis
Alternate McLeod

NAYS: Member Short
Member Murphy

RE-ZONING:

- 8- Consideration of a request to re-zone 132, 140 and 148 Twin Lakes Road, Eastpoint, Franklin County, Florida from R-1 Single Family Residential to R-2 Single Family Mobile Home. Request submitted by Travis Bentley and Hubert Bentley, applicants.

The applicant has withdrawn his request at this time and plans to re-submit at a later date.

- 9- Consideration of a request to re-zone a parcel lying in Section 29, Township 8 South, Range 6 West, on the corner of 10th Street and CC Land Road, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-1A Single Family Subdivision. Request submitted by Larry and Stephanie Smith, applicants.

The applicant has withdrawn his request at this time and plans to re-submit at a later date.

- 10- Consideration of a request to re-zone a 4.01 acre parcel located in Section 28, Township 9 South, Range 6 West, Eastpoint, Franklin County, Florida from R-1 Single Family Residential to R-1a Single Family Residential Subdivision, also known as "Red Fish Run". Request submitted by GEA, Inc., agent for Coastal Community Bank, applicant.

In brief discussion of this item, Mr. Pierce stated that the applicant would like to re-zone this parcel to R-1a and create 8 half acres lots and utilize the water and sewer that was made available to the property. Mr. Pierce went on to say that the R-1a districting requires a paved 40' easement and would require a 60' right-of-way for the county to take over them.

On motion by Member Ward, seconded by Alternate McLeod and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval.

YEAS: Member Murphy
Member Laine
Member Perryman

NAYS: Member Short
Member Davis

- 11- Consideration of a request to re-zone an 8.66 acre parcel lying in Section 33, Township 8 South, Range 8 West, West of Apalachicola, Franklin County, Florida from R-3 Single Family Residential Estate to R-3MH Single Family Estate Residential/Mobile Home. Request submitted by Jack and Gayle Dodds, applicant.

This item was approved at the June 10, 2008 meeting.

SITE PLAN APPROVAL:

- 12- Consideration of a request for Site Plan approval of a Club House to be located on Lot 48, Turtle Beach Village, 1712 Magnolia Road, St. George Island, Franklin County, Florida. Request submitted by Barkley Consulting Engineers, Newt Babcock, agent for the St. George Island Plantation Owners Association, applicant.

On motion by Member Perryman, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

- 13- Consideration of a request for Site Plan approval of a new Entrance and Parking to be located on Lot 24, Block A, Sea Dune Village, 1200 Sea Pines Place, St. George Island, Franklin County, Florida. Request submitted by Barkley Consulting Engineers, Newt Babcock, agent for the St. George Island Plantation Owners Association, applicant.

On motion by Member Laine, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval.

SKETCH PLAT APPROVAL:

- 14- Consideration of a request for Sketch Plat approval of an 8 lot subdivision named "Red Fish Run" located in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Coastal Community Bank, applicant.

In brief discussion of this item, Mr. Pierce stated that this would be an 8 lot subdivision that would require a 40' paved easement and meet DOT entrance requirements. Mr. Garlick stated that they own .07 acres on the south side of the road and have not discussed the possibility of a dock at this time and would have the water and sewer taps placed at the same time as the road before final plat approval.

On motion by Member Laine, seconded by Member Ward and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval.

YEAS: Member Murphy
Member Perryman
Alternate McLeod

NAYS: Member Short
Member Davis

Member Walter Ward has recues himself at this time.

- 15- Consideration of a request for Sketch Plat approval of a 12 lot subdivision named "Sweet Bay Estates Phase 1" located West of Apalachicola in Section 33, Township 8 South, Range 8 West. Request submitted by Walter M. Ward, agent for DSW Holdings, LLC, applicant.
- 16- Consideration of a request for Sketch Plat approval of a 7 lot subdivision named "Sweet Bay Estates Phase 2" located West of Apalachicola in Section 33, Township 8 South, Range 8 West. Request submitted by Jack and Gayle Dodds, applicant.

In brief discussion of "Sweet Bay Estates phases 1 and 2" Mr. Pierce stated that since this are considered the same subdivision in 2 phases and under 20 lots they could start off with a lime rock road, but when further development is approved they would have to pave the road to county standards for the county to take them over at a later date. Rachel Ward, developer and agent, stated that at present it would be an unpaved right-of-way until further development. Mrs. Ward mentioned that the storm water was being worked on at this time by the environmental surveyor.

On motion by Member Laine, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend both items discussed to the Board of County Commissioners for approval.

Member Walter Ward has returned.

17- Consideration of a request to re-plat Hidden Cove to include the fourth lot that was abandoned on March 16, 2004 and re-configure the lot lines to meet all setbacks. Request submitted by GEA, Inc, agent for Richard and Linda Plessinger, applicant.

In brief discussion of this item Mr. Pierce stated that the developer revised the plat to include a 40' easement off of Patton Drive to access the rear lot. Mr. Pierce went on to say that this plat meets all requirements.

On motion by Member Laine, seconded by Member Davis and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval.

YEAS: Member Ward	NAYS: Member Murphy
Member Short	
Member Perryman	
Alternate McLeod	

Chairman Millender asked to place the election of Chair and Vice Chair on the August 12, 2008. Mr. Pierce stated that Chairman Millender has done a great job, but there is a term and to be fair, the election process would have to determine if someone else would be interested in serving as Chair or Vice Chair.

Mr. Pierce also mentioned that the Summer Camp issue would also be on the August 12, 2008 meeting agenda for discussion.

There being no further business to discuss, it was agreed to adjourn at 8:00 p.m.

Tony Millender, Chairman

Attest:

Alan Pierce, County Planner