

ORIGINAL

Planning & Zoning Commission
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November 13, 2012
Franklin County, FL

PRESENT: Chairman John Murphy
V Chairman Skip Frink
Paul Riegelmayr
Dan Rosier
Steve Davis
William Laine

ABSENT: Larry Perryman

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

On motion by Member Rosier, seconded by Member Laine, and by unanimous vote of the Commission present, it was agreed to approve the minutes of the meeting held September 11, 2012, as mailed.

Ms. Kelly reviewed the monthly building report noting that there were seven new house permits issued from September to the end of October, with the number of overall permits picking up.

SINGLE FAMILY PRIVATE DOCKS:

1 - Consideration of a request to construct a single family private dock at 1827 Bayview Drive, Lot 7, Bayview Village, St. George Island, Franklin County, Florida. This dock will be 256x4 with a terminus platform of 20x5 with two boatlifts. All state and federal permits have been issued and a house is planned for this site. Request submitted by Garlick Environmental Associates, Inc., agent for John Arnold, applicant. On motion by Member Riegelmayr, seconded by Member Rosier, and by unanimous vote of the Commission present, it was agreed to recommend approval of this application.

SKETCH/FINAL PLAT APPROVAL:

2 - Consideration of a request for sketch and final plat approval to combine lots 10 and 11, Sandpiper Village, St. George Island, Franklin County, Florida in a single lot to be known as "Lands End". Request submitted by Tim Wright, owner. Ms. Kelly told the Commission the owner can only build one house on the two lots because of the amount of wetland intrusion into the lot. In order to pay only one homeowner association fee, the lot has to be platted as one lot. On motion by Member Rosier, seconded by Member Frink, and by unanimous vote of the Commission present, it was agreed to recommend approval for this final plat.

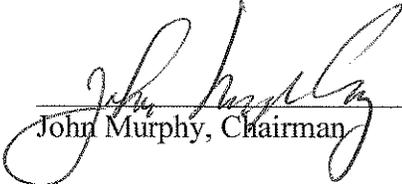
REVIEW OF ORDINANCES:

The members briefly reviewed the Franklin County Dock Ordinance 2004-17, there were several comments concerning pilings left in the water after a dock has been damaged or destroyed after a storm. Mr. Davis was concerned because these pilings can damage boats and nets being used for fishing. Also, there were questions concerning lighting and who enforces the dock ordinance. It was noted that FWC would be the enforcement agency below mean high water and it was suggested that the county contact FWC to ask for help on enforcement.

The members then briefly reviewed the proposed flood ordinance. Ms. Ward told those present that the ordinance they are reviewing is totally different from the current flood ordinance. The proposed is a model ordinance offered by State and approved by FEMA. The county is required to update it's flood ordinance to coincide with the new flood maps being reviewed. Ms. Ward went over some of the highlights of the ordinance including substantial damage/substantial improvement, breakaway enclosures and underhouse elevation requirements.

Member Davis was concerned with the elevation requirements and how it would affect people building houses. If they are required to be on pilings, the cost will be much more than if they could build on the ground or place a mobile home on the ground. Ms. Ward gave the Commission a timeline in adoption of the proposed flood maps and ordinance and adoption is scheduled to be completed early to middle of 2013.

On motion by Member Rosier, seconded by Member Frink, and by unanimous vote of the Commission present, it was agreed to adjourn at 7:35 p.m.



John Murphy, Chairman

Attest:



Amy Kelly, Planning Administrative Assistant