

ORIGINAL

Planning & Zoning Commission

February 11, 2014
Franklin County, FL

PRESENT: Chairman John Murphy
 Paul Riegelmayr
 Larry Perryman
 Dan Rosier
 Aaron Wray

ABSENT: V Chairman Skip Frink
 Steve Davis

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

On motion by Member Rosier, seconded by Member Riegelmayr, and by unanimous vote of the Commission present, it was agreed to approve the October 8, 2013 minutes as mailed.

Ms. Kelly reviewed the Monthly Building Permit Report and noted that the number of new houses being permitted has increased with 5 new house starts in the recent past few months.

CRITICAL SHORELINE REVIEW:

Consideration of a request to construct a Single Family Private Dock at 324 Marks Street, Lot 8, Block 71, Unit 5, St. George Island, Franklin County, Florida. The Dock will be 328' X 4' with a 26' X 2' access walkway, 24' x 2' Terminal Platform and (2) 24' X 11' Boatlifts. This application has State and Federal Permits and meets all county requirements. Request submitted by Garlick Environmental Associates, Inc, agent for Lee Harrison and Patricia Hart, applicant. (No House) Ms. Kelly noted there is no house on the lot but a site plan has been submitted showing the proposed location for the house, she went on to say it would be a tight fit. Dan Garlick, representing the owner was present and told the Commission members that this lot was created years ago and is no smaller than the other lots in the area. The applicant should have no problem fitting a house on this property. On motion by Member Rosier, seconded by Member Wray, and by unanimous vote of the Commission present, it was agreed to recommend approval of this request.

Consideration of a request to construct a Single Family Private Dock at 3146 Highway 98 East, Lot 82, Block C, Unit 3, St. James Island Park, St. James, Franklin County, Florida. The Dock will be 200' X 4' with a 20' X 10' Terminal Platform.. This application has State and Federal Permits and meets all county requirements. Request submitted by Lewis T. Christie, applicant. (Has House) . Mr. Christie was present and told the Commission members that there had been a dock on this property but it was destroyed years ago. On motion by Member Rosier, seconded by Member Riegelmayr, and by unanimous vote of the Commission present, it was agreed to recommend approval of this request.

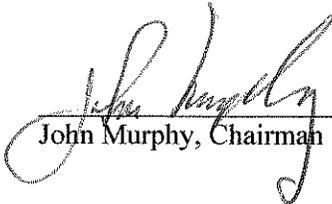
SKETCH PLAT APPROVAL:

Consideration of a request for sketch plat approval of a 4 lot subdivision named Luna Haven on a 5 acre parcel lying in Section 35, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc., agent for Kristin Anderson, applicant. Dan Garlick was present representing the property owner. The site plan indicates four one acre lots using a 40 ft access easement. There was much concern about the 20 ft easement that accesses this property from Bay City Road. Ms. Kelly told the Commission that her recommendation is to have the county attorney review the easement leading to this property to determine if this conforms to the Subdivision Ordinance. There was discussion concerning the zoning of the property which currently allows mobile homes. Member Perryman informed the commission that there is a deed restriction prohibiting mobile homes on this property. Ms Kelly told the Commission members that the County Planning Department does not enforce deed restrictions that would be up to the Homer Owners Association to enforce any deed restrictions. After more review the Commissioner made the following motion: on motion by Member Rosier, seconded by Member Perryman, and by unanimous vote of the Commission present, it was agreed to table this request until clarification concerning the access easement width could be addressed.

PLANNING ADMINISTRATIVE ASSISTANT REPORT:

Ms. Kelly told the Commission that the new flood maps have become effective. They took affect on February 5, 2014. The elevation requirements all over the county have been greatly impacted.

There being no further business to discuss, Member Rosier made a motion to adjourn, it was seconded by Member Wray and passed unanimously.


John Murphy, Chairman

Attest:


Amy Kelly, Administrative Assistant