

ORIGINAL

Franklin County
Planning & Zoning
Commission Meeting

Franklin County Courthouse Annex
Courthouse Annex
July 12, 2016

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, July 12, 2016 at 6:30 P.M. The meeting was called to order by Chairman John Murphy, who thereafter presided.

Attendance was as follows:

PRESENT:

John Murphy ----- Chairman
Paul Riegelmeyer --- Member
Skip Frink -----Member
T.J. Ward ----- Member
Joeseph Strahan -----Member

ABSENT:

The following items were presented for review:

- 1- Approval of the minutes of the meeting held, Tuesday, May 17, 2016, as mailed.

After brief discussion and on motion by Member Paul Riegelmeyer, seconded by Member Joseph Strahan and by unanimous vote of the members present, it was agreed to approve the May 17, 2016, as mailed.

- 2- Review of the Monthly Building Report for May and June 2016.

The members briefly reviewed the Monthly Building Report. Amy Kelly told the members that we had permitted 10 homes since April with another five plans in the office for review. No action was required.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Private Dock at 2474 US Highway 98 East, Lot 2, Block B, Gulf Wynn, Lanark, Franklin County, Florida. Has all State and Federal Permits and meets local requirements. The Dock walkway will be 172' x 4' with an 18' x 20' terminal platform and a 12' x 20' un-covered mooring boatlift and mooring pilings to the east. Request submitted by Elliott Jenkins, applicant whose agent will be David Keith, Docks 4 Less. (Proposed House)

Ms. Kelly told the members that both state and federal permits have been received. After brief discussion and on motion by Member Skip Frink, seconded by Member Joseph Strahan and by unanimous vote of the members it was agreed to recommend the Board of County Commission approve the request as submitted.

ORIGINAL

Planning & Zoning Minutes
July 12, 2016
Page Two.

- 4- Consideration of a request to construct a Single Family Private Dock at 2472 US Highway 98 East, Lot 3, Block B, Gulf Wynn, Lanark, Franklin County, Florida. Has all State and Federal Permits and meets local requirements. The Dock walkway will be 200' x 4' with a 10' x 20' terminal platform and a 12' x 12' boatlift. Request submitted by Edwin A. Green & Elizabeth V. Green, applicant (Has Existing House on property)

Ms. Kelly noted that this request is for the lot beside the previous request. Some discussion ensued regarding the difference between a covered boatlift and a mooring dock with a lift. David Keith of Docks 4 Less explained that the only difference is that one has a cover over the lift and the other does not.

On motion by Member Strahan, seconded by Member Riegelmeier and by unanimous vote of the members it was agreed to recommend that the Board of County Commission approve this request as submitted.

THE FOLLOWING SKETCH & FINAL PLAT APPROVAL WAS ADDRESSED:

- 5- Consideration of a request for Sketch and Final Plat approval for a 2 lot subdivision called "Wither's Beach". Location of project is 1533 Alligator Drive, Lot 4 Block M, Unit 3 Peninsular Point and the East Half of Lot 3, Block M, Unit 3, Peninsular Point, Alligator Point, Franklin County, Florida. This item was recommended for approval as a lot re-configuration on May 17, 2016 and the Board of County Commissioners approved the lot line re-configuration contingent upon re-platting. Request submitted by Barbara Withers, applicant.

Ms. Kelly explained that this is the same request that was submitted last month. She further informed the members that at the Board of County Commission Meeting on June 21, 2016, County Attorney Michael Shuler had recommended that since this was part of a platted subdivision that the Withers should present a formal re-plat of the proposed changes.

Much discussion followed concerning this request for lot line re-configuration. Mrs. Withers addressed the members and explained the reason for changing the lot lines. She explained that she needs to sell off the lot for financial reasons. She stated that she wants to keep the pool and the tennis courts.

Amy Kelly explained that the steps of the deck of the west lot would be moved. She further explained that the encroachments into the lot lines are being addressed by a variance request. She also told the members that the variance request has been tabled contingent upon approval of the lot line re-configuration.

Chairman Murphy inquired about what would happen if the house on the East lot were destroyed. Ms. Kelly said if the house were destroyed more than 50%, it would have to be re-built meeting the county's setback requirements.

Planning & Zoning Commission
July 12, 2016
Page Three.

After much discussion and on motion by Member Strahan, seconded by Member Frink and by the following vote, it was agreed to recommend approval of the Sketch and Final Plat Re-Configuration as presented.

YEA:
Joseph Strahan
Skip Frink
T.J. Ward

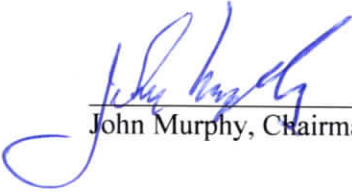
NAY:
Paul Riegelmeier

Chairman Murphy stated that although he could not vote, he wanted the minutes to reflect his concern for the precedent this is setting and the potential problems it may cause down the road.

ZONING ADMINSTRATOR'S REPORT:

Ms. Kelly informed the members that there had been an announcement on Oyster Radio regarding seeking members for the Planning and Zoning Commission. She said there have been several people inquire about the positions. She noted that the commissioners are looking at the applications to see if they meet the qualifications.

There being no further business, the meeting adjourned at 7:10 P.M..



John Murphy, Chairman

ATTEST:



Amy Kelly, Zoning Director