

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, April 10, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Larry Perryman	Vice Chairman
	Steve Davis	Member
	Mary Lou Short	Member
	Gayle Dodds	Member
	Bob Landiss	Member
	William Laine	Member
	Roy McLeod	Alternate
ABSENT:	Tony Millender	Chairman
	John Murphy	Member
	Arnold Tolliver	Alternate

The meeting was called to order by Vice Chairman Perryman at 6:30 p.m. on Tuesday, April 10, 2007, who thereafter presided.

- 1- Approval of the minutes of the minutes of the meetings held on Tuesday, February 13, 2007 and Tuesday, March 13, 2007, as mailed.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on February 13, 2007 and March 13, 2007 as mailed.

- 2- Hotel/Motel Ordinance Discussion.

In brief discussion of this item, Mr. Pierce stated that the handout was the latest version of the Hotel/Motel Ordinance. Mr. Pierce stated that in this version there were no density stated nor room size noted, however the Floor to Area Ratio of .5 that is in the Comprehensive Plan would take care of the room sizes, density and parking issues. Mr. Pierce went on to say that this ordinance would enforce the project through tourist tax, one single electrical meter and 24 hour on-site lobby. Member Short stated that she felt everyone in general felt comfortable with this project to move it on to the Board of County Commissioners for their discussion and approval.

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

- 3- Affordable Housing Development Guidelines.

In much discussion of this item, Mr. Pierce stated that the county did not want to limit or restrict offers made to the county when developing property with bonus densities and for the sake of affordable housing. Mr. Pierce stated that each request should be case by case basis. There were some concerns from the audience about using the small scale landuse changes as a way around the full review for larger acreage and felt there should be some guidelines. Mr. Pierce stated that there will be plenty of scrutiny and would go through due process.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend to the Board of County Commissioners that there be no guidelines at this point, consider each project on an individual case by case basis and to place the accrued property into a land trust.

CRITICAL SHORELINE APPLICATIONS:

- 4- Consideration of a request to construct a Single Family Private Dock on Lot 1, New River, 136 New River Lane, Carrabelle, Franklin County, Florida. This application meets all state and local requirements. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.
- 5- Consideration of a request to construct a Single Family Private Dock on Lot 2, New River, 142 New River Lane, Carrabelle, Franklin County, Florida. This application meets all state and local requirements. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.

In brief discussion of items (4) and (5) Mr. Pierce stated he had concerns about approving these docks before the Final Plat was approved and would like to see a common dock for this project.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to table items (4) and (5) of the Critical Shoreline Applications.

- 6- Consideration of a request to construct a Single Family Private Dock on Lots 6 & 7, 4406 St. Teresa Avenue, St. Teresa, Franklin County, Florida. This application meets all state and local requirements. Request submitted by Frank Bickerstaff, applicant.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (6) to the Board of County Commissioners for approval.

- 7- Consideration of a request to construct a Single Family Private Dock on Lot 4, Tarpon Bay, 1220 Alligator Drive, Alligator Point, Franklin County, Florida. This application meets all state and local requirements. Request submitted by Gene Strickland, LLC, agent for Judith Emmons Bretts, applicant.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (7) to the Board of County Commissioners for approval.

- 8- Consideration of a request to construct a Single Family Private Dock on Lot 45 Holiday Beach, 27 Carnival Lane, Alligator Point, Franklin County, Florida. This application meets all state and local requirements. Request submitted by William Rouse, applicant.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (8) to the Board of County Commissioners for approval.

- 9- Consideration of a request to modify a Single Family Private Dock on Lot 4, Block 81, Unit 5, 405 East Sawyer Street, St. George Island, Franklin County, Florida. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for James Geissinger, applicant.

In brief discussion of this item, Mr. Pierce stated that this was a modification of an existing dock. Bill Bassett, adjoining property owner stated that the state has approved the owners to add 94 feet to the existing dock and went on to say that he has measured the channel and the existing dock would only have to extend an extra 60 feet to meet the depth required to launch a boat. Sylvia Keith, Docks 4 Less agent, stated that they would accept the 60 feet and if need additional footage to get to the canal, they would re-visit it with the Planning Commission at a later date.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item (9) to the Board of County for the approval of the 60 feet addition to this dock.

FINAL PLAT APPROVAL:

- 10- Consideration of a request for Final Plat approval of a 10 Lot subdivision named "New River Run Phase 4" a 10+ acre parcel lying in Section 1, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.

In brief discussion of this item, Mr. Pierce stated that the county has not seen the final plat and felt that this project should be tabled until the next meeting.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to table this until the May 2007 meeting.

- 11- Consideration of a request for Final Plat approval of a 10 lot subdivision named "Angler's Point" on 10.69 acres parcel lying in Section 23, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Paul Osterbye, applicant.

In brief discussion of this item, Mr. Pierce asked the developer if he would make sure that the dock on the south side of highway 98 would have steps on either side for crossing. Paul Osterbye, developer, stated that he would construct the steps on either side.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (11) to the Board of County Commissioners for approval.

In brief discussion Member Short requested that Code Enforcement be brought up at the next scheduled meeting in May.

There being no further business to discuss, it was agreed to adjourn at 7:35 p.m.

Vice Chairman, Larry Perryman

ATTEST:

**Alan C. Pierce, Director
Administrative Services**