

The Franklin County Planning and Zoning Commission met in special session on Tuesday, August 22, 2006 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Tony Millender	Chairman
	Larry Perryman	Vice Chairman
	Mary Lou Short	Member
	Bob Landiss	Member
	John Murphy	Member
	Arnold Tolliver	Alternate

ABSENT:	Gayle Dodds	Member
	Steve Davis	Member
	Joseph Parrish	Member
	William Laine	Member
	Roy McLeod	Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday, August 22, 2006, who thereafter presided.

Member John Murphy has recused himself from voting on this special agenda item. County Attorney Michael Shuler suggested that Member Murphy recuse himself due to possible interest in the development.

- 1- Consideration of a request to amend the South Shoal PUD located on Alligator Point, Franklin County, Florida. Request submitted by Steve Fling, applicant.**

There being much discussion of this item, Alan Pierce, Director of Administrative Services for Franklin County, stated that the Board of County Commissioners has requested that the Planning and Zoning Commission re-visit the South Shoal PUD because of some changes that have been made due to the Department of Environmental Protection rules. Mr. Pierce stated that DEP requested that the developer move the houses behind the Coastal Construction Control Line and by doing so it has caused the developer to have to reconfigure the lots. Mr. Pierce went on to say that Franklin County has negotiated with the developer so that Alligator Drive could be relocated inland and to maximize FEMA funding will be used to relocate the road and will be reimbursed by the developer for the beach re-nourishment project. Mr. Pierce went on to say that since it has been a while since the last public scrutiny of this project the Board of County Commissioners felt that it was necessary for the Planning and Zoning

Commission to re-visit the new changes. At this time, Steve Fling, applicant and Steve Watkins, developers Attorney, discussed the changes and answered many of the audience. Bunky Atkinson presented several documents pertaining to the previously approved PUD. Anne Maruszak presented documents and a list of questions concerning the impact of the new plan with Harbor Circle. Ken Osborne had many questions concerning whether the developer would install a 10" water line down Tom Roberts Road and the value of the waterfront property that the county traded for the re-location of Alligator Drive.

On motion by Member Short, seconded by Vice Chairman Perryman and by unanimous vote of the commission present (excluding Member Murphy), it was agreed to recommend the following motion to the Board of County Commissioners for approval.

- 1- To have a low profile lighting system in the commercial area.**
- 2- To maintain a 10' vegetative buffer and an 8' privacy fence.**
- 3- Limit development to 47 units.**
- 4- To have sufficient signage concerning traffic along Harbor Circle.**
- 5- The additional commercial parking will not have separate access off of Harbor Circle.**

There being no further business to discuss it was agreed to recommend to Adjourn at 8:35 p.m.

Chairman, Tony Millender

ATTEST:

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