

DIRECTOR'S REPORT:

A. Florida Recreation Development Assistance Program (FRDAP) Grant for the Carrabelle Recreational Park Phase 3.

In discussion of this item, Mr. Pierce stated that Franklin County is Requesting grant funds from the Florida Recreation Development Assistance Program (FRDAP) grant to finish the last phase of the Carrabelle Recreational Park. The grant funds requested will consist of one handicap accessible playground and four shuffle board courts.

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

B. Hotel/Motel Moratorium:

Mr. Pierce stated that at this time the Hotel/Motel Moratorium will expire on October 18, 2006 and still needs some work. Mr. Pierce asked the commission to recommend another six month extension to fine tune this item.

On motion by Member Dodds, seconded by Member Murphy and by the following vote, it was agreed to recommend to the Board of County Commissioners to extend the moratorium another six months.

Chairman Millender stated that the County really needed to mover forward with this item, since the past few months was very busy with other important items, we were not able to work on this item. Chairman Millender went on to say that in the next few months would hope to close this item out.

In other business, Chairman Millender stated that he received a call from the Citizens Advisory Committee and received an invitation to attend this meeting. Chairman Millender stated that any Planning and Zoning Commission member or alternate representing the Planning and Zoning would be a conflict to attend that meeting, however if you would like to attend as a general member not representing the Planning and Zoning Commission would be left to your discretion.

There being no further business to discuss.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to adjourn at 8:35 p.m.

Chairman, Tony Millender

Director, Alan C. Pierce

PLANNED UNIT DEVELOPMENT:

- 7- Consideration of a request to develop 28 acre proposed planned unit development consisting of up to 54 single family units, 10 boat slips, boat ramp, commercial dry stack boat housing for up to 120 vessels and a launching area for “Phoenix Harbor PUD” located on the south side of Block 3West, Unit 1, and 10 lots in Block 3W, Unit 1, St. George Island, Franklin County, Florida. Request submitted by GEA, Inc, agent.

There being much discussion of this item, Mr. Pierce stated that there were many concerns concerning the development versus the quality of the water for the oyster harvesting beds in that location and the many concerns about the visual affect of the huge boat storage facility not being attractive to the Islanders. Mr. Garlick stated that this development would be on an Advanced Water Treatment facility which will be twice as effective as a normal treatment facility. Many of the members thought the project was very nice, but many still had concerns about the boat storage building. Mr. Garlick stated that he and his client would take that out, but did want to create some commercial venture there to take its place. Member Dodds had many concerns about the traffic and safety concerns. There were many concerns about the boat launching area and the dredging of that channel. Mr. Pierce stated that since that was the old ferry docking channel it would be eligible for dredging. Member Short stated that this project as a whole was conceptually approved three months ago, but after further reviewing and public concerns, there are some issues to be worked out. Mr. Garlick requested this project to go forward to a public hearing so that he could go forward and take the next step.

On motion by Member Short, seconded by Member Landiss and by the following vote, it was agreed to send the master plan without the commercial venture and only approve the residential aspect with the AWT system and leave the boat ramp and ramp parking.

YEAS:	Member Short	NAYS:	Member Parrish
	Member Dodds		Member Murphy
	Chairman Millender		Member Davis
	Member Perryman		
	Member Laine		
	Member Landiss		
	Alternate McLeod		

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

RE-ZONING:

- 4- Consideration of a request to re-zone 0.42 acres from R-4 Single Family Home Industry to R-7 Multi-Family High Density located in Section 31, Township 8 South, Range 6 West, on the North East corner of Avenue A and Shuler Street, Eastpoint, Franklin County, Florida. Request submitted by Destry Burch, applicant.

This item was withdrawn by applicant for further information.

SITE PLAN APPROVAL:

- 5- Consideration of a request for Site Plan approval for a multi-family quadra-plex located on the North East corner of Avenue A and Shuler Street, Eastpoint, Franklin County, Florida. Request submitted by Destry Burch, applicant.

This item was withdrawn by applicant for further information.

FINAL PLAT APPROVAL:

- 6- Consideration of a request for Final Plat approval of a 14 lot subdivision named "New River Pines" located in Section 10 & 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, applicant.

In brief discussion of this item, Mr. Pierce stated that this subdivision would be 11 one acre lots on Mill Road and 4 one acre lots on the river and the remaining would be dedicated to the Home Owner's Association. Mr. Pierce stated that Mr. Cresap would build the roads to county specifications.

On motion by Member Dodds, seconded by Member Short and by the following vote, it was agreed to recommend this item to the Board of County Commission for approval.

YEAS:	Member Dodds	NAYS:	Member Murphy
	Member Short		Member Laine
	Member Perryman		
	Member Davis		
	Member Landiss		
	Member Parrish		
	Chairman Millender		
	Alternate McLeod		

- c- **Consideration of a request to construct a Single Family Observation/Fishing Pier at 760 Alligator Drive, Alligator Point, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by Joe Bailey, applicant.**

On motion by Member Dodds, seconded by Member Laine any by unanimous vote of the commission present, it was agreed to table this item until Mr. Bailey could answer some questions concerning this dock.

- d- **Consideration of a request to construct a Multi-Family Private Dock for Kelly's Landing Home Owners Association (Jimmy Meeks) located on Mill Road, Carrabelle, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Kelly's Landing Home Owners Association, Jimmy Meeks, applicant.**

There being little discussion of this item, Mr. Garlick stated that this dock will be 69' x 6' and have three finger piers and would moor four boats. Chairman Millender questioned the distance from the marsh. Mr. Garlick stated that this was a wide area in the river, but would be around 17 feet from the marsh.

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

- e- **Consideration of a request to construct a Single Family Bridge Dock at 153 South Bayshore Drive, Eastpoint, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by Larry Joe Colson, agent for Lynn Wilson, applicant.**

In brief discussion of this item, Mr. Pierce questioned the term "bridge Dock" and what exactly that was. Larry Joe Colson, agent, stated that it was a wider dock with rails to get to the ½ acre across from the wetlands so the owner could mow the grass in that area.

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

- f- **Consideration of a request to construct a Single Family Private Dock on Lot 3, Cara Bay Estates, 1163 Russell Way, St. George Island, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by Diane Wyatt, applicant.**

In much discussion of this item, Mr. Pierce stated that he has spoken with County Attorney, Michael Shuler, and Mr. Shuler stated that the only concern he had was that he hasn't seen a deed that connects both properties as one. Mr. Garlick stated that his company had followed the Franklin County Dock Ordinance and felt they had done their part in making sure all requirements were met. There was much concern about the distance between the house and the dock and the precedent this would be setting for the rest of the county. Member Short stated that the dock ordinance was created with Alligator Point in mind concerning the lots that were split by Alligator Drive, not particularly to the county as a whole. Member Short had questioned if there would be electricity to the dock. Mr. Garlick stated that it was recently permitted through DEP to include electricity for the boat ramp. Mr. Pierce stated that the county has received \$350,000.00 from North West Florida Water Management District (NFWFMD) for stormwater improvements and some revetments within the next 18 months.

On motion by Member Short, seconded by Member Murphy and by the following vote, it was agreed to deny this request to construct a Single Family Private Dock.

YEAS:	Member Short	NAYS:	Member Laine
	Member Murphy		
	Member Perryman		
	Member Parrish		
	Member Dodds		
	Member Davis		
	Member Landiss		
	Chairman Millender		
	Alternate McLeod		

On motion by Member Short, seconded by Member Murphy and by unanimous vote of the commission present, it was agreed to re-visit the Dock Ordinance and tighten up on the regulations with length of property, rights of ways, and restroom facilities.

- b- Consideration of a request to construct a Single Family Private Dock on the West ½ of Lot 1, Block N, Unit 3, Peninsular Point, 1536 Alligator Drive, Alligator Point, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by Docks 4 Less, agent for Joseph Pember, applicant.**

In brief discussion of this item, Member Parrish questioned since this property was split into two would the east half request a dock as well.

On motion by Member Dodds, seconded by Member Short, and by unanimous vote of the commission present, it was agreed to approve this item contingent upon verifying the lots and when and why it was split.

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, September 12, 2006 at 6:30 p.m., in the Franklin County Courthouse Annex.

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

ABSENT: Arnold Tolliver Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday, September 12, 2006, who thereafter presided.

- 1- Approval of the minutes of the meetings held on August 8, 2006 and August 22, 2006, as mailed.

A: August 8, 2006 Minutes: On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on August 8, 2006, as mailed.

B: August 22, 2006 Minutes: On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on August 22, 2006, as mailed.

- 2- Review of the Monthly Building Report.

In brief discussion of the Monthly Building Report, Alan Pierce, Director of Administrative Services for Franklin County, stated that there has been a slight increase in the permitting of new structures but still cut by 50% of the normal permitting range. Mr. Pierce stated that this will likely stay the same for the remainder of the year and doesn't expect a dramatic future increase.

- 3- **CRITICAL SHORELINE APPLICATIONS:**

- a- Consideration of a request to construct a Single Family Private Dock on Lots 2 & 3, Block 84, Unit 5, 423 North Sawyer Street, St. George Island, Franklin County, Florida. This request meets the Franklin County Dock Ordinance and has all State and Federal Permits. Request submitted by GEA, Inc, agent for Jimmy Meeks, applicant.