

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, November 13, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT: Tony Millender Chairman
John Murphy Member
Steve Davis Member
Mary Lou Short Member
Bob Landiss Member
Roy McLeod Alternate

ABSENT: Larry Perryman Vice Chairman
Gayle Dodds Member
William Laine Member
Walter Ward Member

The Planning and Zoning meeting was called to order by Chairman Millender, who thereafter presided.

- 1- Approval of the minutes of the meeting held on Tuesday, October 9, 2007, as corrected.

On motion by Member Murphy, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on October 9, 2007, as corrected.

- 2- Review of the Monthly Building Report for October 2007.

Alan Pierce, County Planner, stated that the market is extremely low and has severely affected Franklin County. The County R-1 Single Family Residential home permits have dropped significantly from 179 permits in 2005 to 34 in the 2006/07 fiscal year. Mr. Pierce went on to say that it doesn't appear to be making its way back any time soon.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct 7 new slips to an existing multi-family dock for Rio Nuevo Estates located at 435 Mill Road, Carrabelle, Franklin County, Florida. Request submitted by Alvin and Beverly Morris, applicant.

In brief discussion of this item, Mr. Pierce questioned whether the existing slips were the same length as the proposed slips. Mr. Morris stated that they would be the same length and not extend no further.

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

- 4- Consideration of a request to construct a single family dock on Lot 18 Alligator Point Subdivision, 1586 Alligator Drive, Alligator Point, Florida. Request submitted GEA, Inc, agent for Rudy Rowe (RB Asset Management, LLC, applicant.

In discussion of this item, Member Murphy questioned whether this was a gulf to bay lot and if it was owned by the some person. Dan Garlick, agent, stated that it was a gulf to bay lot and would remain in ownership of the whole lot.

On motion by Member Davis, 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.

- 5- Consideration of a request to construct a single family private pier on Lot 1 Marina Sunset (location around 2372 Highway 98 East, Lanark, Franklin County, Florida. Request submitted by GEA, Inc, agent for Brown and Lanning, applicant.

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

- 6- Consideration of a request to construct a single family private pier lying in Section 29, Township 8 South, Range 6 West, off of Bluff Road, Apalachicola, Franklin County, Florida. Request submitted by GEA, Inc, agent for John McGough, applicant.

In much discussion of this item, Mr. Pierce had many concerns of whether this pier was actually going be serviced as a pier. Mr. Pierce went on to state that since the lot could not be built on because of setbacks from the river they could no meet the 200 feet from a restroom facility. Mr. Pierce then stated that that was the reason for requesting a pier that is small and exempt. There was a lot of concern that this pier would be used for other things besides what the said use would be. Mr. Garlick stated that the pier would be used for launching a kayak and he would stipulate to railings, a sign stating “no mooring of boats” and construct it 10 feet shorter.

On motion by Member Short, 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 of a 20 foot long pier with railings and a “No Mooring Boats” sign to be placed on the pier.

LOT REVISION:

- 7- Consideration of a request to revise plat due to the neighbor building over the property line has caused some conflict and would like to swap some of his existing property for the property that has been encroached upon. Property in question is Lots 84 and 85, Block C, Unit 3, St. James Island Park, Franklin County, Florida. Request submitted by Bobby Roddenberry, agent.

In much discussion of this item, Mr. Pierce stated that he felt that this project would need to be submitted to the Board of Adjustments for approval due to the fact the lot exchange would create the one lot with a 30 foot road frontage and would not meet county requirements and would need a variance. Mr. Pierce went on to say that this was the wrong planning board. Mr. Pierce's advice was to have the house moved onto one lot. Member Millender stated that he felt this wasn't a project that the Planning and Zoning Commission should make a decision on that it should go before the Board of Adjustment Board for a variance for the lot width.

On motion by Member Davis seconded by Member Murphy and by the following vote, it was agreed to refer this project to the Board of Adjustment Board for a variance.

**YEA: Member Murphy
Member Davis
Member Short
Member Landiss**

NAY: Member McLeod

There being no further business to discuss, it was agreed to adjourn at 7:30 p.m.

Tony Millender, Chairman

ATTEST:

Alan C. Pierce, County Planner