

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, March 11, 2008 at 6:30 p.m. in the Franklin County Courthouse Annex.

**PRESENT:** Chairman Tony Millender  
Vice Chairman Larry Perryman  
Member Mary Lou Short  
Member Steve Davis  
Alternate Roy McLeod

**ABSENT:** Member Gayle Dodds  
Member John Murphy  
Member Walter Ward  
Member William Laine  
Member Bob Landiss  
Alternate Arnold Tolliver

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, February 12, 2008, as mailed.

On motion by Member Short, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on Tuesday, February 12, 2008, as mailed.

- 2- Review of the Monthly Building Report for February 2008, as mailed.

Alan Pierce, Franklin County Director of Administrative Services, stated that there were two house permits issued in February that did not make it on the report. Mr. Pierce went on to say that construction is picking up and hopefully we continue to see an increase.

**CRITICAL SHORELINE APPLICATIONS:**

- 3- Consideration of a request to construct a Single Family Private Dock being 80' x 4' long and having a 16' x 8' terminus at Lot 16, Block 61, Unit 5, 625 West Bayshore Drive, St. George Island, Franklin County, Florida. This application meets all State, Federal and Local requirements. Request submitted by Larry Joe Colson, agent for Martin Newman and Sandra Mackler, applicant.

On motion by Member Short, seconded by Member Perryman and by the unanimous vote of the commission present, it was agreed to recommend item 3 to the Board of County Commissioners for approval.

**SKETCH PLAT APPROVAL:**

- 4- Consideration of a request for Sketch Plat approval of a 6 lot subdivision named "Journey's End" a 7.11 acre parcel described as Tract 52, East End Gulf Beaches, St. George Island, Franklin County, Florida. Request submitted by GEA, Inc, agent for Daniel Ponce, applicant.

In brief discussion of this item, Mr. Pierce stated that most of the east end tracts have already been platted and this is one of the last ones to be addressed. Dan Garlick, Garlick Environmental Associates, mentioned that this would be a six lot clustered subdivision on a 7.11 acre parcel and the wetlands would be used as conservation and would have a 250 degree radius for the eagles nest. Mr. Garlick went on to say that there were some restrictions due to the eagles nest that would restrict the height of the houses and would have to have constant monitoring during construction phases.

On motion by Member Short, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item 4 to the Board of County Commissioners for approval.

**PLANNED UNIT DEVELOPMENT:**

- 5- Consideration of a request to consider a Planned Unit Development named Pepperbrush lying in Section 6, Township 7 South, Range 3 West, North of Carrabelle, Franklin County, Florida. Request submitted by Mike Scibelli, applicant.

On motion by Member Short, seconded by Member Davis and by unanimous vote of the commission present, it was agreed to table item 5 until further notice.

**COMMERCIAL SITE PLAN APPROVAL:**

- 6- Consideration of a request for Commercial Site Plan approval for a 2400 Square Foot General Store and a 1200 Square Foot office space on a 2.25 acre parcel lying in Section 6, Township 7 South, Range 1 West, 127 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Paul Parker, applicant.

In brief discussion of this item, Mr. Pierce stated that this project was not included in the South Shoals project, that it is a separate project. Mr. Pierce went on to say that this project would include a camp store and an office space for Harbor Realty and would not accommodate recreational vehicles. Paul Parker, applicant, stated that the property was not zoned multi-family, but may have some short stay cottages and would have a dock that would be utilized by the South Shoal community as well. Mr. Parker also mentioned that the project would be on an aerobic system and would eventually tie into the South Shoal system when it becomes available. Mr. Parker stated that they were working on the intersection to make it as safe to the public as possible.

**COUNTY PLANNER'S REPORT:**

**7- Eastpoint Water & Sewer commitment letters.**

Mr. Pierce mentioned that the Eastpoint Water and Sewer has been under pressure for a number of years due to the growing development in that part of the county. Mr. Pierce went on to say that there were concerns about the tap fees and whether or not they would be refundable or a percentage reduction after a set number of time. Member Perryman stated that there will be an Eastpoint Water and Sewer meeting on Thursday, March 13 and they could discuss this issue and to see if they could work out a better system or letter for commitments.

It was decided to bring this item back to the planning commission in April 2008.

**8- Summer Camp Update:**

Mr. Pierce stated that the St. Joe Company has experienced some complications in selling property within Summer Camp due to the advertisement of beach front community and there not being beach front. Mr. Pierce stated that St. Joe had re-addressed this development as a fishing community and would offer the property owners the chance to use their property before the actual construction of the house by offering them ability to construct or purchase a modular style carriage house. Mr. Pierce stated that the county needs the tax base at this time.

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

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Tony Millender, Chairman

ATTEST:

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Alan C. Pierce, County Planner