

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, September 9, 2008 at 6:30 p.m.

PRESENT:	Chairman	Tony Millender
	Vice Chairman	Larry Perryman
	Member	Steve Davis
	Member	Gayle Dodds
	Member	Walter Ward
	Member	John Murphy
	Member	William Laine

ABSENT:	Member	Mary Lou Short
	Member	Bob Landiss
	Alternate	Roy McLeod
	Alternate	Arnold Tolliver

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

- 1- Approval of the minutes of the meeting held on Tuesday, August 12, 2008, 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 Tuesday, August 12, 2008, as mailed.

- 2- Review of the Monthly Building Report for August 2008.

In brief discussion of the building report, Ms. Ward stated that the county issued a few more house permits, but still remained slow.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct a Single Family Dock at 564 River Road, Carrabelle, Franklin County, Florida. The walkway will be 4' x 20' and have a 4' x 32' platform. This dock meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Mike Bittler, applicant.
- 4- Consideration of a request to construct a Single Family Dock at 566 River Road, Carrabelle, Franklin County, Florida. The walkway will be 5' x 20' and have a 5' x 50' platform. This dock meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Mike Bittler, applicant.

- 5- Consideration of a request to construct a Single Family Dock at 568 River Road, Carrabelle, Franklin County, Florida. The walkway will be 4' x 20' and have a 5' x 30' platform. This dock meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Mike Bittler, applicant.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to table items #3, #4 and #5 of the Critical Shoreline applications until the agent or applicant could be at the meeting to clarify the issues that arose at the meeting.

- 6- Consideration of a request to construct a Single Family Private Dock on Lot 7, Block L, Peninsular Point, 1466 Alligator Drive, Alligator Point, Franklin County, Florida. The walkway will be 4' x 320 and have an 8' x 20 platform. This dock meets all state, federal and local requirements. Request submitted by Docks 4 Less, agent for Barbara Taff, applicant.

On motion by Member Dodd, seconded by Member Ward and by unanimous vote of the commission present, it was agreed to approve item #6 to the Board of County Commissioners for approval.

SPECIAL EXCEPTION:

- 7- Consideration of a request for Special Exception to place a public facility on residential property five (5) feet into the side, front and rear property lines on property owned by the Eastpoint Water and Sewer District off of 5th Street in Eastpoint, Franklin County, Florida. Request submitted by Eastpoint Water and Sewer, applicants.

This item was taken off the agenda by the applicant until further notice.

FINAL PLAT APPROVAL:

- 8- Consideration of a request for Final Plat Approval of a four (4) lot subdivision named "Hidden Cove" a 4+ acre parcel lying in Section 32, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Rick Plessinger, applicant.

In brief discussion of this item, Ms. Ward stated that there were three original lots and the original plat is in the process of being abandoned to include the fourth lot. Chairman Millender questioned whether there were any changes made from the previous meeting. Mr. Garlick stated that no changes have been made and all is the same.

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

LAND USE CHANGE:

- 9- Consideration of a request for Large/Small Scale Land Use Amendment, The land use change request would be from Agricultural to Residential with the zoning changed to 360 acres, R-3 Estate Residential (1 unit/5acres) and 15 acres to R-1 Single Family Residential (1unit/acre-the affordable housing area). The density proposed for this site would be 87 units, including 15 acres near the SR 65 entrance to this site, while 72 units would be clustered on 72 acres along Whiskey George. The 72 units and the 15 units could be clustered onto a total of 90 acres while our proposal would include the remainder 289+ acres, to be a community recreation area. Request submitted by GEA, Inc., agent for George Mahr, applicant.

In much discussion of this item, Ms. Ward stated that this would be a small scale land use change with bonus density. Ms. Ward went on to say that this would not be a small process, but would be a lengthy process. George Mahr, applicant, stated that he purchase the 374 acres that is proposed property in 1994. Mr. Mahr went on to say that this property abuts Whiskey George and Juniper Creek. Mr. Mahr stated that his request stemmed from a previous request that was made a few years back and would like the same in nature. There were questions about how long it would take for a complete build out once the property was completely developed. Mr. Mahr stated that it could take 15-20 years. Mr. Mahr stated that the affordable housing element would be a great area for school teachers and sheriff's deputies being only 10.1 miles from the new consolidated school and only 6.8 miles from the sheriffs department. Member Davis questioned whether the applicant would have septic, aerobic or an AWT plant. Mr. Garlick stated that they would all be on aerobic systems. There was much talk about the density and environmental issues, but as Mr. Garlick stated that everyone should keep in mind that this is a 150 to 20 year build out, it would not happen overnight, especially during the market freeze that we are in. Mr. Mahr proposed that he go to 69- five acre tracts, 5- one acre lots for affordable housing and 1- one acre bonus acre for a total of 75 units.

On motion by Member Dodds, seconded by Member Ward and by the following vote with Chairman Millender breaking the split vote, it was agreed to recommend item # 9 as proposed at 69- five acre tracts, 5- one acre tracts for affordable housing and 1- acre tract for bonus, to the Board of County Commissioners for approval.

**YEAS: Member Perryman
 Chairman Millender**

**NAYS: Member Davis
 Member Murphy
 Member Laine**

There being no further business to discuss it was agreed to adjourn for the night.

Chairman, Tony Millender

County Planner, Alan C. Pierce