

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, October 14, 2008 at 6:30 p.m.

**PRESENT:** Chairman Tony Millender  
Member Steve Davis  
Member Gayle Dodds  
Member William Laine  
Member John Murphy  
Member Mary Lou Short  
Alternate Roy McLeod

**ABSENT:** Vice Chairman Larry Perryman  
Member Bob Landiss  
Member Walter Ward  
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, September 9, 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 on Tuesday, September 9, 2008, as mailed.

- 2- Review of the monthly building report for September 2008.

Alan Pierce, County Planner stated that there were two mobile homes and one house constructed in the month of September, however not one construction start on St. George Island or on any coastal properties. Mr. Pierce went on to say that the reasoning were due to the economy, housing market and insurance concerns.

**CRITICAL SHORELINE APPLICATIONS:**

- 3- Consideration of a request to construction a Single Family Private Dock on 564 River Road, Carrabelle, Franklin County, Florida. This dock will be 4' x 20' with a 4' x 32' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Mike Bittler, applicant.
- 4- Consideration of a request to construction a Single Family Private Dock on 566 River Road, Carrabelle, Franklin County, Florida. This dock will be 5' x 20' with a 5' x 20' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Mike Bittler, applicant.

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

Mr. Pierce stated that these three lots are three separate lots of record and in an area with other docks. Sylvia Keith with Docks 4 Less, stated that all docks were similar in shape and size like the surrounding docks. Ms. Keith went on to say that 564 & 566 are cleared lots with driveways and one with a house and one that had a house on it, but 568 River Road is an un-cleared lot.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend items 3, 4 & 5 of the Critical Shoreline Applications to the Board of County Commissioners for approval.

**SPECIAL EXCEPTION:**

- 6- Consideration of a request for Special Exception to construct a public utility (a vacuum station on property located between 552 and 570 Avenue A, Eastpoint, Franklin County, Florida. Request submitted by Eastpoint Water and Sewer District.

Mr. Pierce stated that this project was a bit controversial in the previous requested location at the South end of fifth street, however the new proposed location is at the north end of fifth street and has had no opposition from adjoining property owners at this time. Hank Garrett, agent for the Eastpoint Water and Sewer District stated that the new location is a larger lot and it would be 50' x 200'.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend this Special Exception to the Board of Adjustments.

- 7- Consideration of a request for Special Exception in a C-4 Commercial Mixed Use district to construct a commercial dock at 2118 Highway 98 East, Lanark, Franklin County, Florida being 285' x 5' long, 165' x 4' finger pier with 22 boat slips being 15' x 25' and 12 25' x 4' finger piers and a 35' x 9.5' platform. Request submitted by GEA, Inc, agent for Dog Catcher Properties II, LLC, applicant.

In much discussion of this item, Mr. Pierce stated that you can have C-2 uses under Special Exception uses for a marina. Under residential uses, docks are allowed as accessory uses, but not in commercial. Mr. Garlick requested a consistency letter to be written stating that this project would be consistent with Franklin County's zoning, comprehensive plan and local requirements and Mr. Pierce stated that he did not feel comfortable with writing such a letter for this size project. After much discussion and questions concerning the size of the lot and the size of the proposed project, Mr. Pierce along with the Planning Commission requested to have the project come back at the next meeting and look towards re-zoning the property to C-3 Commercial Recreation and to place proper language concerning the amount of slips a project can have for certain size lots

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to bring this project back to the Planning Commission on December 9, 2008 and look at the re-zoning and to look at the C-3 Commercial Recreational District to add the proper language.

**COUNTY PLANNER'S REPORT:**

**A) November 2008 Meeting.**

Mr. Pierce stated that the next calendar meeting would be on Tuesday, November 11, 2008, but the county recognizes Veteran's Day as a county holiday and the courthouse and courthouse annex offices will be closed. The commission and Mr. Pierce decided that there would not be a November meeting, but would meet again at the next regularly scheduled meeting date.

On motion by Member Dodds and seconded by Member Laine and by unanimous vote of the commission present, it was agreed to meet on Tuesday, December 9, 2008 as the next meeting date.

**B) New Rive Pines Phase 1 Re-Review.**

Mr. Pierce stated that this plat was approved, but has not been recorded in the Clerks office. Mr. Pierce went on to say that there is a two year period for improvements to be made, but the improvements have not been made nor has the plat been recorded. Mr. Pierce mentioned that the owner is feeling the economy squeeze. Mr. Pierce asked whether the planning commission would like to see this project in whole again to have it re-approved. Chairman Millender mentioned that he remembered that the commission wrestled with some of the plats in that time frame and stated that we should follow county policy and if the Board of Commissioners requested for us to review it again, the commission would do so.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to re-visit this project from Sketch to Final at the same time.

There being no further business to discuss this meeting was adjourned at 7:43 p.m.

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Chairman, Tony Millender

ATTEST:

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County Planner, Alan C. Pierce