

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

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

ABSENT: Chairman Tony Millender
Member Mary Lou Short
Alternate Roy McLeod

The Planning and Zoning was called to order by Vice Chairman Perryman, who thereafter presided.

- 1- Approval of the minutes of the meeting held on Tuesday, October 14, 2008, as mailed.

On motion by Member Dodds, seconded by Member Ward and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on Tuesday, October 14, 2008, as mailed.

- 2- Review of the monthly building report for October & November 2008.

Alan Pierce, Franklin County Planner, stated that the Building Department has issued three house permits since October. Mr. Pierce went on to say that we will be lucky to issue 30 this year.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construction a Single Family Private Dock at 2135 West End, Dog Island, Franklin County, Florida. This Dock will have a 210' x 4' walkway with an 8' x 20' platform. This application meets all state and local requirements. Request submitted by Docks 4 Less, agent for Arnulf Reichelt, applicant.

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

- 4- Re-consideration of a request to construct a single family dock lying in Section 10, Township 8 South, Range 7 West, Blounts Bay, Apalachicola Bay, Eastpoint, Franklin County, Florida. Request submitted GEA, Inc, agent for Barrs Floyd, applicant. (Originally approved 10-9-07 PZ)

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

SKETCH PLAT REQUEST:

- 5- Consideration of a request for Sketch Plat approval of a seven (7) lot subdivision named "Pickett Bay" a 30.76 acre parcel lying in Section 8, Township 7 South, Range 4 West, North of Carrabelle, Franklin County, Florida. Request submitted by Brenda Powell, Florida Environmental and Land Services, Inc, agent for Jon P. Johnson and Gene Langston, applicants.

In brief discussion of item 5, Mr. Pierce stated that the applicant was caught in a catch 22, because according to the applicant the Department of Environmental Protection states that the applicant must have a final plat approval before DEP would issue a wetlands crossing permit, and the County can't approve this request because the wetlands can not be crossed without a DEP permit and why create a subdivision when a DEP permit may or may not be issued. Mr. Pierce went on to say that the county could write a letter of consistency based on the county's regulations, but would not approve anything at this time. Mr. Pierce questioned whether or not the wetlands were low quality wetlands or high quality wetlands.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to have the County write a detailed letter without the planning commission acting on this.

SPECIAL EXCEPTION:

- 6- Re-Discussion of a request to construct a commercial dock/marina 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 this parcel is located in the C-4 Commercial Mixed Use zoning category and it would allow all the uses in the C-2 Commercial Business District. Mr. Pierce mentioned that he felt the best use for this project would be to re-zone the parcel to C-3 Commercial Recreational which would allow for Marina uses. There were many concerns from the commission and from the Apalachicola Bay River Keepers as far as the environmental issues and the number of slips and whether it would have a fueling system and if not where would the slip renters fuel their vessels. Dan Garlick, Garlick Environmental Associates, stated that there would be no fueling facility onsite, but would re-fuel in Carrabelle or haul the boat to a fueling source in Lanark. Mr. Garlick went on to say that he would work with the River Keepers and as far as the number of slips the Department of Environmental Protection will more than likely allow the requested number of slips, but would work with the numbers to make it more environmentally friendly. Mr. Garlick urged the commission to look at the science side before

creating a general number of slips per shoreline footage, before creating a specific policy. Mr. Pierce and Member Dodds urged Mr. Garlick to consult with his client and come up with a “Clean Marina” plan to make it more environmentally friendly. No motion was made at this point, but was requested to be placed on the planning agenda in January 2009.

There being no further discussion, it was agreed to adjourn at 7:35 P.M.

**BY: _____
Larry Perryman, Vice Chairman**

ATTEST:

**BY: _____
Alan C. Pierce, County Planner**