

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, April 13, 2010 at 6:30 p.m.

**PRESENT:** Chairman Tony Millender  
Vice Chairman Larry Perryman  
Member Steve Davis  
Member Sidney Winchester  
Member Jean Ulrich  
Member William Laine  
Member Roy McLeod

**ABSENT:** Member Walter Ward  
Member Jim Ward  
Member John Murphy

The Planning and Zoning Commission was called to order by Chairman Millender, who thereafter presided. Chairman Millender took the time to welcome new Member Sidney Winchester to the commission.

- 1- Approval of the minutes of the meeting held on February 9, 2010, as mailed.

On motion by Member Laine, seconded by Member Ulrich and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held, Tuesday, February 9, 2010, as mailed.

- 2- Review of the Monthly Building Report for March, 2010.

Alan Pierce, County Planner, stated that the building report is still slim and not much going on. Mr. Pierce went on to say that the county is hoping to permit more than the previous fiscal year.

**CRITICAL SHORELINE APPLICATION:**

- 3- Consideration of a request to construct a Single Family Private Dock located at 455 North Sawyer Lane, Lot 22, Block 89, Unit 5, St. George Island, Franklin County, Florida. This dock will be 120' X 4' and have an 8' X 20' platform. This meets all state and federal requirements. Request submitted by Docks 4 Less, agent for David Lawhon, applicant. (House is located on the property.)

Mr. Pierce stated that this project meets all state, federal and local requirements and there is a house already constructed on site, it is also going to be built on a private canal.

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

- 4- Consideration of a request to construct a Single Family Private Dock located at 1431 Evodia Court, Lot 20 Bay Palm Village, St. George Island, Franklin County, Florida. This dock will be 62' X 4' and have a 6' X 20' platform. This meets all state and federal requirements. Request submitted by Garlick Environmental Associates, agent for Robert Staib, applicant. (House is located on the property.)

In brief discussion of item 4, Mr. Pierce stated that it met all requirements. Member Ulrich stated that it was mostly being constructed over a large grassy area in order to get to water.

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

- 5- Consideration of a request to construct an extension to and existing Single Family Private Dock located at 2307 Schooner Landing Drive, Lot 16 Schooner Landing, St. George Island, Franklin County, Florida. This dock will be 15' X 25' and have a 3' X 20' finger piers and add a boatlift and re-locate existing boat lift. This meets all state and federal requirements. Request submitted by Garlick Environmental Associates, agent for Main Pass, LLC, applicant. (House is located on the property.)

Item 5 was taken off the agenda by the agent and placed on May 2010 Planning Agenda.

- 6- Consideration of a request to construct a Single Family Private Dock located at 835 Three Rivers Road, Carrabelle, Franklin County, Florida. This dock will be 8' X 200'. This meets all state and federal requirements. Request submitted by Tim & Christina Saunders, applicant.

In much discussion of item 6, Mr. Pierce stated that there was some concern about setting a precedent and there has been some issues in the past that took place leading up to the creation of the Dock Ordinance. Mr. Pierce stated that in years past, Jimmy Meeks requested an accessory use structure namely a Single Family Private Dock and there not being an upland support structure with a restroom caused many concerns. Mr. Pierce stated that in order to not repeat this again the county would rather figure out the best route to take on this item before going forward with an approval or denial. Chairman Millender stated that not only was there concern with Jimmy Meeks, but with two other issues on Alligator Point. Christina Saunders stated that she owned 10-12 acres there and could construct a house or two out there, but did not wish to do so at this time, but the dock would be used for private use only and that there would be restroom facilities on the boats with a holding tank. Mr. Pierce stated at this time in order to clarify these concerns it is his recommendation to table this item until further determinations could be made.

On motion by Member Laine, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to table item 6 until further notice.

#### SMALL SCALE LANDUSE CHANGES:

**\*\*Chairman Millender recused himself from items 7 & 8 because he is related to the applicants and would only chair the meeting, but would refrain from voting on these items.**

- 7- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential . Request submitted by William V. Millender, applicant.
- 8- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Virginia D. Millender, applicant.

In brief discussion of items 7 and 8, Mr. Pierce stated that the state allows the county each year to perform a Small Scale Land Use Change in the amount of 80 acres. In this case, Mr. Pierce stated that the county set a policy that each applicant could use 10 acres at a time. Mr. Pierce stated that William and Virginia Millender have requested 10 acres each and are requesting to go from A-2 Forestry Agriculture (1 unit per 40 acres to R-6 Rural Residential (1 unit per 10 acres.)

On motion by Member Davis, seconded by Member Winchester and by unanimous vote of the commission present (excluding Chairman Millender) it was agreed to recommend items 7 & 8 to the Board of County Commissioners for a public hearing.

**\*\*Chairman Millender returns as a voting member at this time.\*\***

- 9- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel (also known as 7C) lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Christina Saunders, applicant.
- 10- Consideration of a request for Small Scale Landuse Change for a 10 acre parcel (also known as 8D) lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential and Landuse Change from Agriculture to Rural Residential. Request submitted by Timothy Saunders, applicant.

On motion by Member McLeod, seconded by Member Winchester and by unanimous vote of the commission present, it was agreed to recommend items 9 and 10 to the Board of County Commissioners for a public hearing.

**COUNTY PLANNER'S REPORT:**

Chairman Millender along with Mr. Pierce agreed that the Dock Ordinance should be amended to include the previous concerns such as Jimmy Meek's dilemma on St. George Island.

There being no further business to discuss, it was agreed to adjourn at 7:15 p.m.

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Chairman, Tony Millender

ATTEST:

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County Planner, Alan C. Pierce