

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, October 12, 2010 at 6:30 p.m.

**PRESENT:** Chairman Tony Millender  
Vice Chairman Larry Perryman  
Member Steve Davis  
Member Jean Ulrich  
Member William Laine  
Member John Murphy  
Member Jim Ward  
Member Roy McLeod

**ABSENT:** Member Walter Ward  
Member Sidney Winchester

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

- 1- Approval of the minutes of the meeting held Tuesday, April 13, 2010, as mailed.

On motion by Member Davis, seconded by Member Ulrich and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on Tuesday, April 13, 2010, as mailed.

- 2- Review of the Monthly Building Report for April, May, June, July, August and September 2010.

The commission reviewed the building report and noted that there were 12 new construction starts, which is more than previous.

**CRITICAL SHORELINE APPLICATION:**

- 3- Consideration of a request to construct a Single Family Dock at 2082 West Highway 98, Carrabelle, Franklin County, Florida. This Dock will be 210' x 4' and have an 8' x 20' platform. This application meets local and state requirements. Request submitted by Docks 4 Less, agent for Terry Cooksey, applicant. (There is a house on this property.)

In brief discussion of this item, Mark Curenton, Assistant County Planner, stated that this Project has all state and federal permits and meets the local Dock Ordinance. Terry Cooksey, applicant, stated that he was requesting for this dock because he was getting old and would like to relax on the dock and fish, opposed to wrestling with large boats. There were also some concerns about docks and piers not being re-built after storm damage leaving only the pilings. Chairman Millender stated that we should re-visit the Dock Ordinance to include the removal of pilings after a storm in the event the dock or pier was damaged beyond repair or just left without repairing.

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

**SMALL SCALE LANDUSE CHANGE & RE-ZONING:**

- 4- Consideration of a request to re-zone a 3.34 acre parcel from R-1 Single Family Residential to P-2 Recreational District and Small Scale Land Use Change from Residential to Recreational on property described as 1975 West Highway 98, Carrabelle, Franklin County, Florida. Request submitted by the City of Carrabelle. (Lighthouse Site).

In brief discussion of this item, Mr. Curenton stated that this request is state required for grant approval. Mr. Curenton stated that the property has a lighthouse, lighthouse keeper's house and a playground. There were concerns about adjoining property owners being aware of this request and if they received courtesy letters. Mr. Curenton stated that if approved for public hearing, the adjoining property owners would be properly notified at that time. Chairman Millender stated that it should be done before the planning meeting as a courtesy and asked to review that request at the next meeting.

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

**SKETCH PLAT APPROVAL:**

- 5- Re-consideration of a request for Sketch Plat Approval and Special Exception to Cluster 37 lots on 40.093 acres. The proposed subdivision is named "Hidden Harbor Phase II". (This project has been approved before, however the developer failed to complete the project in a timely manner and has been asked to bring it before the Planning and Zoning Commission for re-consideration.) Request submitted by Garlick Environmental Associates, Inc., agent for Wakulla Bank, applicant.

This item was taken off the agenda by the agent due to ownership issues.

**ZONING DIRECTION:**

- 6- Discussion requested on what zoning classification to place a "Garbage Pick-Up Service" in Franklin County, whether it be Industrial or commercial property. Request submitted by David Isreal, applicant.

In brief discussion of this item, Mr. Curenton stated that he felt the proper place would be best suited for Industrial. All Members were in agreement. Chairman Millender stated that the minimum setback would be 1500 feet and would contain any smells associated with this request.

**On motion by Member Laine, seconded by Member Jim Ward and by unanimous vote of the commission present, it was agreed to recommend this request to be best suited for Industrial Use and to recommend this to the Board of County Commissioners for approval.**

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**Chairman, Tony Millender**

**ATTEST:**

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**County Planner, Alan C. Pierce**