

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, February 8, 2011 at 6:30 p.m.

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

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

- 1- Approval of the Minutes of the meetings held on October 12, 2010, as mailed.

On motion by Member Laine, seconded by Member Murphy and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held Tuesday, October 12, 2010, as mailed.

- 2- Review of the Monthly Building Report for October 2010 to January 25, 2011, as mailed.

Alan Pierce, Franklin County Planner, stated that since October 1, 2010 there have been 15 house permits issued in the County. However, Mr. Pierce stated that the economy is still bad and does not foresee a big turn around in the near future, but permitting of houses has picked since last year.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Private Dock located at 2526 Egret Lane, West of Apalachicola, Franklin County, Florida. This dock will be 3' x 150' dock with a 10' x 15' terminal platform with two 2' x 20' finger piers. This application meets all state, federal and local requirements. Request submitted by Ellis Willis, applicant. (House near completion)

In much discussion of this item, Mr. Pierce stated that there were some concerns about The self certification and had many questions such as water table depth and boat mooring and marshland crossing, to be answered and recommended tabling this item until these questions could be answered.

On motion by Member Laine, seconded by Member Murphy and by unanimous vote of the commission present, it was agreed to table this item until March 2011.

- 4- Consideration of a request to construct a Single Family Private Dock located at Lot 17 Driftwood, 2750 US Highway 98, St. James, Franklin County, Florida. This walkway will be 4' x 155' and dock will be 210' x 4' with a 20' x 6' terminal platform. This application meets all state, federal and local requirements. Request submitted by Gene K. Strickland, agent for William Rowell, applicant. (No House)

In much discussion of this item, Mr. Pierce stated that there was not a house on this property at present. There were many concerns about the accessory structure being built on the lot prior to the primary structure. Gene Strickland, agent for Mr. Rowell, stated that the owner would like to build the dock first and have the house built within the year. It was agreed at the end of the meeting after much debate that the county have already allowed docks to be built prior to homes when the lots is buildable.

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

YEAS:	Member Winchester	NAYS:	Member Murphy
	Member Davis		

- 5- Consideration of a request to construct a Single Family Private Dock located on Lot 1, Block S, Peninsular Point, Unit 5, 1550 Alligator Drive, Alligator Point, Franklin County, Florida. This dock will be 4' x 350' dock with a 16' x 10' terminal platform with two uncovered boat lifts. This application meets all state, federal and local requirements. Request submitted by Garlick Environmental Agency, Inc. agent for Edward Lyons, applicant. (No House)

In discussion of this item, Mr. Pierce stated that this lot is a lot that goes from gulf to bay and is separated by Alligator Drive.

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

COMMERCIAL SITE PLAN REVIEW:

- 6- Consideration of a request commercial site plan review to construct a grocery store at 319 Highway 98, Eastpoint, Franklin County, Florida. (Contingent upon variance request approval in March 2011) Request submitted by Kenneth Shiver, applicant.

This item was asked to be placed on the March 8, 2011 Planning Agenda.

RE-ZONING:

- 7- Consideration of a request to re-zone a 10 acre parcel lying in Section 13, Township 7 South, Range 5 West, off of Mill Road, Carrabelle, Franklin County, Florida from R-1 Single Family Residential to R-2 Single Family Mobile Home. (Small Scale Landuse Change and Re-Zoning from I-1 Industrial to R-1 Single Residential on July 18, 2006). Request submitted Aaron Wray, agent for Jeanne Dail, applicant.

In brief discussion of this item, Mr. Pierce stated that these were all going to be one acre lots and would all be on well and septic. Aaron Wray, agent for the applicant, stated that there would be an easement from Mill Road to access these lots.

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

CRITICAL SHORELINE DISCUSSION:

- 8- Discussion on amending the existing Critical Shoreline Ordinance encouraging the use of “Living Shoreline” techniques. Dan Tonsmeire, Riverkeepers, applicant.

After hearing and reviewing the presentation made by Dan Tonsmeire of the Riverkeepers, Mr. Pierce stated that he was in favor of making changes to the Critical Shoreline Ordinance.

On motion by Member Laine, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend to the Franklin County Board of County Commissioners that they amend the Critical Shoreline Ordinance to include “Living Shoreline”.

There being no further business to discuss, it was agreed to adjourn at 8:10 p.m.

Chairman, Tony Millender

ATTEST:

Alan C. Pierce, County Planner