

ORIGINAL

Planning & Zoning Commission
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Tuesday, January 10, 2012
Franklin County, Florida

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse annex on Tuesday, January 10, 2012, at 6:30 P.M.

PRESENT:	Tony Millender	ABSENT:	John Murphy
	Dan Rosier		Walter Ward
	Larry Perryman		Skip Frink
	Steve Davis		
	Jean Ulrich (via telephone conference)		

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

Chairman Millender welcomed Amy Kelley as the new Planning and Zoning Commission presentation staff person. He commended Amy for being able to step into this position as Alan Pierce is retiring.

1 - On motion by Member Rosier, seconded by Member Perryman, and by unanimous vote of the Commission present, it was agreed to approve the minutes of the meeting held November 12, 2011, as mailed.

2 - The members reviewed the monthly building report noting that the number of permits being issued has increased and two new houses have been permitted.

3 - Consideration of a request to construct a single family pier at 742 Alligator Drive, Alligator Point. The pier will be 245 x 4 with a 16x10 terminus. The pier meets all state and federal requirements and will be used as an observation /fishing pier and the mooring of canoes and kayaks. There is a house located on this property. This request was submitted by Garlick Environmental Associates, Inc., agent for Huddleston, etal, applicant.

The commission members discussed the requirements for piers vs docks. Mary Ann Wasmund, representing Garlick Environmental told the Commission members that the water depth and location is the determining factor. On motion by Member Rosier, seconded by Member Perryman, and by unanimous vote of the Commission present, it was agreed to recommend approval of this application.


4 - Consideration of a request to construct a single family residential boardwalk at 3966 St. Teresa Avenue, St. Teresa, Franklin County, Florida. This boardwalk will be a 278x4 walkway to allow access to the Gulf of Mexico. This meets all state and federal requirements and has a dwelling on the site. This request was submitted by Garlick Environmental Associates, Inc., agent for Lina and Dean Knox, applicants. There was some discussion concerning whether this request would require a

variance from the County's Critical Habitat Zone. On motion by Member Perryman, seconded by Member Ulrich, and by unanimous vote of the Commission present, it was agreed to recommend approval of this request contingent upon determining whether a variance is required.

5 - Consideration of a request to construct a single family residential dock on Lot 4, Bay Cove Village, St. George Island. This dock will be 390x4 feet to include a 90 ft walkway to the dock. This request meets all state and federal requirements. There was some discussion concerning the length of the dock and when a house would be constructed on this property. On motion by Member Perryman, seconded by Member Ulrich and by unanimous vote of the commission present, it was agreed to recommend approval contingent upon written verification that the house construction would commence within 12 months.

The Commission members discussed their concerns with issuing permits for docks prior to a house being located on the property. Chairman Millender suggested that in the next few months, while development is slow, that this Commission review and update the zoning code and dock ordinance. He feels there are gray areas in these codes that need to be addressed and modified. Chairman Millender also asked that elections for Chairman and Vice Chairman be held at the next meeting as there have been no elections for the past couple of years.

There being no further business to discuss, it was agreed to adjourn at 7:00 p.m.



Tony Millender, Chairman

per 

ATTEST:



Amy Kelley, Planning Assistant