

ORIGINAL

Planning & Zoning Commission
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Tuesday, February 29, 2012
Franklin County, Florida

The Franklin County Planning and Zoning Commission met in special session in the Franklin County Courthouse annex on Tuesday, February 28, 2012, at 6:30 p.m.

PRESENT: Larry Perryman
Dan Rosier
Walter Ward
Steve Davis
Jean Ulrich

ABSENT: Tony Millender
John Murphy
Skip Frink

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

This special meeting is being held as the regular meeting was not able to convene for lack of a quorum.

On motion by Member Rosier, seconded by Member Ward, and by unanimous vote of the Commission present, it was agreed to approve the minutes of the meeting held January 10, 2012, as mailed.

Ms. Kelly reviewed the monthly building permit report noting that there were three new house permits issued in the last month and several new applications have been received. She went on to say that permitting is picking up.

Vice Chairman Perryman asked that the election of Chairman and Vice Chairman be postponed until the next regular meeting, noting that several members are absent.

SINGLE FAMILY PRIVATE DOCKS

1- Consideration of a request to construct a single family dock at NW ½ Lot 1, Block N, Peninsular Point, Unit 3, 1536 Alligator Drive, Alligator Point, Franklin County, Florida. The access walkway will be 400x4 with a 12x8 covered terminal platform with an additional 8x3 wide step down. This dock meets all local, state and federal permits and has all state and federal permits. Request submitted by Larry Joe Colson, agent for David Ramba, applicant. It was noted that there is a house on this parcel. On motion by Member Davis, seconded by Member Ward, and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve this request.

2 - Consideration of a request to construct a single family private dock at the West ½ of Lot 88, Block C, Unit 3, St. James Island Park, 3170 Highway 98 East, St. James, Franklin County, Florida. The access walkway will be 200x4 with 10x12 terminal platform. This dock meets all local, state and federal requirements and has all state and federal permits. Request submitted by Guillermo Morales, applicant. The lot has an existing house. Ms. Kelly told the Commission that Mr. Morales is not present as he is working out of the country. The Commission agreed to go ahead and review the application. On motion by Member Davis, seconded by Member Ward, and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve this request.


SMALL SCALE LAND USE CHANGE & REZONING

1 - Consideration of a request to re-zone a 3.72 acre parcel of land described as 957 Highway 98 West, Eastpoint, Franklin County, Florida from R-1 Single Family Residential and R-4 Single Family Home Industry to C-3 Commercial Recreation and a Small Scale Lane Use Change from Residential to Commercial Recreation. Request submitted by Coastline Rentals, LLC. Chester Creamer was present and told the Commission that he is planning to create an upscale RV park. He has contacted HRS and found that he can place up to 25 units per acre. His overall plan is to locate 36 unit over two phases. He currently has enough water and sewer taps to build phase one and will have to acquire more to complete phase two. Ms. Kelly read a letter prepared by Alan Pierce, Director of Administrative Services outlining the planning sessions he and Ms. Kelly have had with the applicant and giving details of these sessions. He went on to say that the county would support this consideration. Mr. Creamer stated that he has talked with his neighbors and had no complaints. On motion by Member Rosier, seconded by Member Ward, and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve this land use and zoning change.

COMMERCIAL SITE PLAN REVIEW


2 - Consideration of a request for Commercial Site Plan Review for a 3.72 acre parcel described as 957 Highway 98, Eastpoint, Franklin County, Florida. The proposed site plan will include an RV Resort with 36 sites and amenities such as Manager's Residence/Office Space, Activity Center, Bath House and a Swimming Pool. Request submitted by Coastline Rentals, LLC. After more discussion the following motion was made: On motion by Member Ward, seconded by Member Rosier and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve this commercial site plan.

There being no further business to discuss it was agreed to adjourn at 7:10 p.m.



Vice Chairman, Larry Perryman

ATTEST:



Amy Kelly, Planning Administrative Assistant