

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, July 10, 2012 at 6:30 a.m.

PRESENT: Chairman Tony Millender
 Vice Chairman Larry Perryman
 Dan Rosier
 Steve Davis
 John Murphy
 Skip Frink

The Planning and Zoning Commission was called to order by Chairman Millender, who thereafter presided. Chairman Millender started the meeting off by requesting the pleasure of the board concerning Election of Chair and Vice Chair at the close of the meeting.

- 1- Approval of the minutes of the meeting held, Tuesday, February 28, 2012, as mailed.

On motion by Member Rosier, seconded by Member Perryman, and by unanimous vote of the commission, it was agreed to approve the minutes of the meeting of March 10, 2012, as mailed.

- 2- Review of the Monthly Building Report starting from March 2012 to June 29, 2012.

Mark Curenton, Assistant County Planner stated that there were 23 new house starts since March, 2012. Mr. Curenton also stated that the houses were being constructed all around the County and seem to be picking up.

SINGLE FAMILY PRIVATE DOCKS:

- 3- Consideration of a request to construct a Single Family Private Dock which is 89' x 4' with a 12' x 12' platform at 257 Magnolia Bay Drive, Lot 18B, Magnolia Bay Subdivision, Eastpoint, Franklin County, Florida. This application has all State and Federal Permits and is consistent with the Franklin County Dock Ordinance. Request submitted by Dennis Lance, applicant.

On motion by Member Perryman, 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.

- 4- Consideration of a request to construct a Single Family Private Dock which is 53' x 4' with a 25' x 15' terminus at 2323 Tally Ho, Lot 12, Schooner Landing Subdivision, St. George Island, Franklin County, Florida. This application has all State and Federal Permits and is consistent with the Franklin County Dock Ordinance. Request submitted by Larry Joe Colson, agent for Randall Rust, applicant. (No House)

This application will be dealt with at the close of the meeting if the applicant or agent does not show up.

At this time, Member Davis stated that the commission needed to come to a final decision to either approve docks with houses or no houses, but to be consistent with whatever was decided from this point forward having Members Rosier and Chairman Millender and Vice Chairman Perryman in agreement. Chairman Millender stated that at this point we only go by verbal standards but needed to have the Ordinance changed to have it in writing. Dan Garlick, Garlick Environmental, stated that at this time the ordinance allows for docks, piers and boat ramps before primary structures. Vice Chairman Perryman stated that to be consistent the ordinance must be changed.

On motion by Vice Chairman Perryman, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to recommend to the Board of County Commissioners that the Dock Ordinance and Zoning Code be amended to require Primary Structures on the property prior to accessory structures such as docks and piers.

- 5- Consideration of a request to construct a Single Family Private Dock which will be 226' x 4' with a 8' x 20' terminus and a 134' x 4' walkway at 2015 Sand Dollar Trail, Lot 1, Bay Cove Village, St. George Island, Franklin County, Florida. This application has all State and Federal Permits and is consistent with the Franklin County Dock Ordinance. Request submitted by Garlick Environmental Agency, agent for Donald R. Hansard, applicant. (No House)

In brief discussion of this item, Mr. Garlick stated that the owner is the review process with the St. George Island Home Owners Association and Architectural Review Committee, but the owner would like to have approval of the dock so that would be out of the way of construction of the home. Member Murphy questioned whether the house plans have been drawn. Mr. Garlick announced that the house plans, orientation, color scheme were in the review process and that the owner would have the house within the year and would stipulate that in writing.

On motion by Member Davis, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for approval upon submitting a letter from the home owner stipulating that the house would be constructed within the year of permitting the dock.

PUD/SITE PLAN AMENDMENT REVIEW:

- 6- Consideration of a request to amend South Shoal PUD Ordinance 2004-36 allowing for the property to be re-platted and developed into 7 lots known as Southwest Cape. Application submitted by Mowrey Law Firm, P.A., agent for Capital City Bank.

With much discussion of this item, in a summarized statement, states that the applicant is requesting to amend the existing PUD from 23 lots to 7 lots, all on 7.41 acres and all on septic. Rhonda Morris, Mowrey Law Firm, agent to Capital City Bank, stated one lot would be slightly smaller than one acre and would require a variance. Michael Shuler, Franklin County Attorney stated that Alligator Point does not allow septic tanks but Aerobic Systems. There was much discussion concerning the smaller lot, variance request and the access off of Alligator Drive versus Tom Roberts Road. There was also much discussion concerning the amendment request versus just abandoning the PUD and re-zoning the property to residential. There was also debate about what benefit would this change bring about since South Shoal gave benefit of Fire Station, Sheriff Substation and the Advanced Waste Water Treatment System. Ms. Morris stated that the reduction in density would be the benefit. Also, the applicant is requesting the County to take liability and maintenance of the stormwater, Mr. Shuler stated that would not be possible. Stormwater retention pond on application is larger than on the plot. There was much debate concerning Alligator Drive and the use of Tom Roberts Road and the abandonment of Alligator Drive and how it would have to be done legally and would not be forever. Chairman Millender stated that the primary access should be from Tom Roberts Road because of the complexity of Alligator Drive and the affects of Mother Nature. Mr. Shuler stated that: lack of documentation show incompleteness, stormwater Management handed to county to maintain and assume liability that alone is a good reason to reject this plan. Ms. Morris stated she requested a conceptual approval of the plan only. Mr. Shuler stated the best way around this since the property would go back to original use as commercial and that the PUD is a mixed use commercial which is not consistent with all residential and that the best way to address this would be to abandon PUD and have a land use change and re-zone it to Residential. Mr. Curenton stated that the zoning has to be consistent with the land use and that applicaton would render this inconsistent. Mr. Shuler requested that the Planning and Zoning Commission hold a public workshop along with the community and developer and address all concerns at the workshop.

On motion by Member Davis, seconded by Member Roiser and by unanimous vote of the commission present, it was agreed to table this item until Planning Staff along with the Applicant/Agent holds a public workshop with the community at Alligator Point.

- 7- Consideration of a request to construct a Single Family Private Dock which is 53' x 4' with a 25' x 15' terminus at 2323 Tally Ho, Lot 12, Schooner Landing Subdivision, St. George Island, Franklin County, Florida. This application has all State and Federal Permits and is consistent with the Franklin County Dock Ordinance. Request submitted by Larry Joe Colson, agent for Randall Rust, applicant. (No House)

On motion by Member Perryman, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to table this item until someone was present at the meeting. (Deferred to end of meeting to give time for agent or applicant to show)

- 8- Election of Chair and Vice Chair.

On motion by Member Perryman, seconded by Member Rosier and by unanimous vote of the commission present, it was agreed to accept Member John Murphy as Chairman of the Franklin County Planning and Zoning Commission.

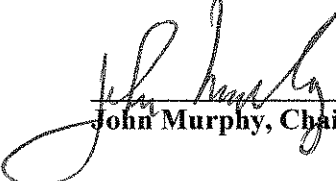
On motion by Member Rosier, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to accept Member Skip Frink as Vice Chairman of the Franklin County Planning and Zoning Commission.

There being no further business to discuss, this meeting was adjourned at 8:50 p.m.

ATTEST:



Amy M. Kelly, Planning Admin. Assistant



John Murphy, Chairman