

The Franklin County Planning and Zoning Commission met in regular session at the Alligator Point Volunteer Fire Department on Tuesday, August 14, 2012 at 6:00 p.m.

PRESENT:	Chairman	John Murphy	ABSENT:	Steve Davis
	Vice Chairman	Skip Frink		William Laine
		Larry Perryman		
		Dan Rosier		
		Paul Riegelmayr		

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

Alan Pierce, Director of Administrative Services at this time recognized Mr. Paul Riegelmayr appointed on Wednesday, August 1, 2012 filling the At-large seat for District 1. Franklin County appreciates your interest in the development of Franklin County.

- 1- Approval of the minutes of the meeting held, Tuesday, July 10, 2012, as mailed.

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

SINGLE FAMILY PRIVATE DOCKS:

- 2- 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)

In brief discussion, Alan Pierce, Director of Administrative Services, stated that the Franklin County Zoning Code and Dock Ordinance does not prohibit the construction of docks, piers and seawalls before the construction of the primary structure. Mr. Pierce stated that the Board of Commissioners is interested in amending the Zoning Code and during that time this could be addressed. Larry Joe Colson, agent for the applicant stated that there is an existing dock that is on dry land and the applicant only wants to extend it further to reach Bob Sikes Cut. Mr. Pierce along with other agreed that the extension would be in line with the other lots with docks.

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

SMALL SCALE LAND USE CHANGE & RE-ZONING & SKETCH PLAT APPROVAL:

- 3- Consideration of a request to rescind the South Shoal PUD Ordinance 2004-36 allowing for the property to be re-platted and developed into 7 lots to be known as "Southwest Cape." Also, seeking a Small Scale Land Use Change of a 7.141 acre parcel known as "South Shoals PUD" to Residential and a Re-Zoning from Commercial to R-1 Single Family Residential. Request submitted by Mowrey Law Firm, P.A., agent for Capital City Bank.

In brief discussion of this item, Michael Shuler, Franklin County Attorney, stated that he and Mr. Pierce were in favor with this request with 4 caveats as listed below:

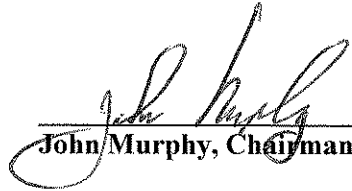
- Private internal road system accessed from Tom Roberts Road.
- 40' Right of Way easements clearly marked with a minimum of 12' driving path, possible backfill a portion of the storm water, and to clearly distinguish the storm water easement from the right of way.
- Plat notations stating: Primary access for all lots to be from of Tom Roberts Road.
- Maintenance of the Storm Water Retention Pond to be the sole responsibility of the HOA, not the County.

Rhonda Morris, Mowrey Law Firm, agent, stated that they would not stipulate to the maintenance nor the primary access being Tom Roberts Road, but that everything else was clear cut.

On motion by Member Perryman, seconded by Vice Chairman Frink and by unanimous vote of the commission present, it was agreed to recommend this item to the Board of County Commissioners for a public hearing for a Land Use Change from South Shoals PUD/Commercial to Residential and Re-Zoning Change from Commercial to R-1 Single Family Residential and Sketch Plat approval with the 4 caveats and again listed below:

- Private internal road system accessed from Tom Roberts Road.
- 40' Right of Way easements clearly marked with a minimum of 12' driving path, possible backfill a portion of the storm water, and to clearly distinguish the storm water easement from the right of way.
- Plat notations stating: Primary access for all lots to be from of Tom Roberts Road.
- Maintenance of the Storm Water Retention Pond to be the sole responsibility of the HOA, not the County.

There being no further business to discuss, this meeting was adjourned at 6:11 p.m.



John Murphy, Chairman

ATTEST:



Amy M. Kelly, Planning Admin. Assistant