

ORIGINAL

Planning & Zoning Commission
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April 9, 2013
Franklin County, FL

PRESENT: Chairman John Murphy
V Chairman Skip Frink
Paul Riegelmayr
Dan Rosier
Larry Perryman

ABSENT: Steve Davis
William Laine

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

On motion by Member Frink, seconded by Member Rosier, and by unanimous vote of the Commission present, it was agreed to approve the minutes of the meeting held February 12, 2013, as mailed.

Ms. Kelly reviewed the Monthly Building Permit Report noting there were three new houses permitted and the number of permits issued continues to increase.

SINGLE FAMILY PRIVATE DOCKS:

Consideration of a request to construct a single family pier at 957 US Highway 98, Eastpoint, Franklin County, Florida. The pier will be 80x5 with a 10x10 terminal platform. This application has all state and federal permits and meets county requirements. This request was submitted by Chester Creamer of Coastline Rentals, LLC. On motion by Member Rosier, seconded by Member Riegelmayr, and by unanimous vote of the Commissioners present, it was agreed to recommend approval to the Board of County Commissioners.

Item #4 consideration to construct a single family dock at 2219 Coquina Drive, St. George Island, Franklin County, Florida was withdrawn by applicant, Garlick Environmental Associates, Inc.

COMMERCIAL SITE PLAN REVIEW:

Consideration of a request for commercial site plan review to locate an ice vending machine at 95 US Highway 98, the corner of the North Bayshore Drive and US Highway 98 in Eastpoint, FL, as submitted by John Pritchard, applicant. There was much discussion concerning the potential for traffic hazard. Member Perryman stated he lives on North Bayshore Drive and he is very concerned about vehicles entering and exiting from this property and the traffic congestion that is already present. Michael Allen, the property owner was present and said that this ice machine will create no more congestion than any other business in the area, the property is zoned commercial and should be

allowed to be used for commercial activity. Donald Frigo, an adjacent business owner supported this application as well as Cliff Butler. After much more discussion the following motion was made: Member Rosier made a motion to recommend approval of this commercial application, seconded by Member Frink, but failed for lack of a majority vote:

Yea: Member Rosier
Member Frink

Nay: Member Perryman
Member Riegelmayr
Chairman Murphy.

Ms. Kelly informed that applicant that this action would be presented to the Board of County Commissioners at their next meeting on April 16, and that he could then present his proposal to the Board for final action.

REZONING REQUESTS:

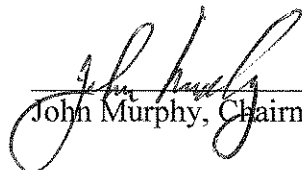
A request to rezone Lots 1-5, Block 9, Unit 1 East, St. George Island from C-2 to C-4 was withdrawn at the request of the applicant, Galloway Construction.

A request for a Land Use and Zoning Change for property described as a 7.19 acre parcel lying in Section 21, Township 7 South, Range 4 West, Carrabelle, Florida, from C-3 Commercial Recreation to R-1A Single Family Residential Subdivision was tabled for additional information. Ms. Kelly told the Commission members that the staff had concerns because the property is located in a Coastal High Hazard Area and the property does not currently have central water and sewer available and these are two aspects that have to be considered before this type of rezoning could take place.

The applicant was also seeking sketch plat approval for this parcel. On motion by Member Rosier, seconded by Member Frink and by unanimous vote of the Commission present, it was agreed to table both of these requests for further information.

Member Riegelmayr asked if the county would consider not creating any more platted lots because of the number of vacant lots currently in the county. Ms. Kelly stated she did not think the county could do this as it would infringe on private property rights.

On motion by Member Rosier, seconded by Member Riegelmayr, and by unanimous vote of the Commission present, it was agreed to adjourn at 7:10 p.m.



John Murphy, Chairman

Attest:



Amy Kelly, Administrative Assistant