

# ORIGINAL

Planning & Zoning Commission  
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July 8, 2014  
Franklin County, FL

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

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

Chairman Murphy informed the board members of the passing of Steve Davis who has been a member of this commission for several years. The Commission will miss Mr. Davis' presence.

On motion by Member Rosier, seconded by Member Wray, and by unanimous vote of the members present, it was agreed to approve the minutes of the meeting held May 13, 2014.

Ms. Kelly reviewed the Monthly Building Permit Report and noted two new houses and said that permitting continues to increase.

## **CRITICAL SHORELINE APPLICATIONS:**

- 1- Consideration of a request to construct a Single Family Private Dock located at 153 Harbor Circle, Alligator Point, Franklin County, Florida. The Access Walkway will be 250'x4'; Terminus Platform will be 20'x 8' with a 11' x 12' Un-Covered Boat Lift. This application has the DEP Permit. Request submitted by Larry Joe Colson, agent for James and Dora Landsberg, applicant. (HAS EXISTING HOUSE.) No one was present to represent this application. This matter tabled until the applicant or representative could be present.
- 2- Consideration of a request to construct a Single Family Private Dock located at McIntyre Road, lying in Section 10, Township 6 South, Range 3 West, East of Carrabelle, Franklin County, Florida. The dock will be 32' x 12' with a 16' x 4' access walkway and an upland deck that measures 40' x 8'. Request submitted by GEA, Inc, agent for High Loansome Partnership, applicant. Dan Garlick was present representing this request. There was some discussion concerning the configuration of this dock. On motion by Member Perryman, seconded by Member Rosier, and by unanimous vote of the Commission present, it was agreed to recommend approval of this request.
- 3- Consideration of a request to construct a Single Family Pier at Lot 16, Bay Palm Village, 1415 Evodia Court, St. George Island, Franklin County, Florida. The Pier will be 295' x 4' and have a 20' x 6' terminus. This application has the DEP and COE Permit. Request submitted by GEA, Inc., agent for Lenny Moniz, applicant. Dan Garlick was present representing this application. On motion by Member

Rosier, seconded by Member Wray, and by unanimous vote of the Commission present, it was agreed to recommend approval of this request.

**COMMERCIAL SITE PLAN REVIEW:**

- 4- Consideration of a request to construct within the C-1 Commercial Fishing Principle Use Facility a 10 slip docking facility in the C-1 Commercial Fishing District on property located at 530 US Highway 98, Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc., agent for Steve's Dockside, applicant. Member Wray recused himself from discussion and vote on this matter. Dan Garlick was present and explained to the Commission that this application was previously presented as a Special Exception to use the facility of a Tourist Oriented Commercial Facility, this requested was denied by the Board of County Commissioners. The current application is being submitted as a principal use under the C-1 Commercial Fishing District as docking and landing facilities. He went on to say that the dock will be used by commercial fishermen to unload catch such as oyster, fish, etc and they can moor their boats without having to load them on trailers or leave them tied to pilings in the middle of the channel. There was much discussion concerning this request and the members wanted to know how the county would enforce the commercial fishing aspect. Mr. Garlick said that it would be up to county enforcement if there was an issue with the use. After much discussion, the following motion was made: On motion by Member Perryman, seconded by Member Rosier, and by the following vote of the Commission present, it was recommended approval of this application.

YEA: Member Frink  
Member Perryman  
Member Rosier

NAY: Member Riegelmayr

Member Wray recused from the vote.

**SKETCH PLAT APPROVAL:**

- 5- Consideration of a request for a Sketch Plat approval of "Pine View Cove 2" to plat 3 lots containing more than an acre each. This Re-Plat would replace an existing 4 lot subdivision known as "Pine View Cove" a 4.27 acre parcel lying in Section 35, Township 7 South, Range 5 West, address of 2016 Highway 98, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry of Roddenberry & Associates, agent for Willis Timber Limited Partnership (Benjamin C. Willis, Jr.), applicant. Mr. Roddenberry was present and told the members the subdivision density was being reduced from 4 lots to 3 lots and access would be provided by Mary's Beach Lane which is off of Highway 98. On motion by Member Riegelmayr, seconded by Member Rosier and by unanimous vote of the Commission present, it was agreed to recommend approval of this application.

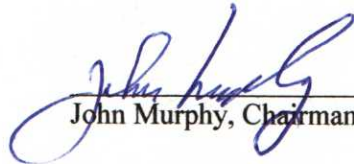
**SPECIAL EXCEPTION:**

- 6- Consideration of a request for a Special Exception to locate a telecommunication tower that will be 230' monopole tower on a 100' x 100' parcel out of SumerCamp West on property zoned PUD. This property is described as lying in Section 35, Township 6 South, Range 3 West, 3567 US Highway 98, St. Teresa, Franklin

County, Florida. Request submitted by Blackwater Group, agent for AT & T, applicant. Meghan with Blackwater Group was present representing the applicant. It was noted that the applicant has agreed to allow collocations and offered emergency service free space on the tower. It was noted that this matter has been reviewed by the Advisory Board of Adjustment at their meeting held on June 4<sup>th</sup> and they recommend approval of this Special Exception, the ordinance requires conferral with 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 recommend approval of this application.

- 7- Chairman Murphy recognized Larry Joe Colson and the request for this application was taken off the table and consider. The application is consideration of a request to construct a Single Family Private Dock located at 153 Harbor Circle, Alligator Point, Franklin County, Florida. The Access Walkway will be 250'x4'; Terminus Platform will be 20'x 8' with a 11' x 12' Un-Covered Boat Lift. This application has the DEP Permit. Request submitted by Larry Joe Colson, agent for James and Dora Landsberg, applicant. (HAS EXISTING HOUSE. On motion by Member Wray, seconded by Member Riegelmayr, and by unanimous vote of the Commission present, it was agreed to recommend approval of this application.

There was no Administrative Assistant Report. There being no further business, it was agreed to adjourn at 7:10 P.M.

  
John Murphy, Chairman

Attest:

  
Amy Kelly, Administrative Assistant