

ORIGINAL

Planning & Zoning Board
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Franklin County, FL
March 8, 2016

The Franklin County Planning & Zoning Board met in regular session on Tuesday, March 8, 2016 at 6:30 p.m. in the Franklin County Courthouse Annex. The meeting was called to order by Chairman John Murphy, who there after presided.

Attendance was as follows:

PRESENT: John Murphy, Chairman
Dan Rosier
Skip Frink
Jay Strayhand
T.J. Ward
Paul Reigalmyer

1. Approval of minutes of the meeting held, Tuesday, November 10, 2015, as mailed.

On motion by Member Rosier, Seconded by Member Reigalmyer and by unanimous vote of the board present it was agreed to approve the minutes as mailed.

2. Monthly Building Report November, December 2015, January & February 2016. The members reviewed the Building Report without comment.

3. Consideration of a request to construct a Single Family Private Dock at 249 Rio Vista Drive, Northeast of St. James, Franklin County, Florida. The dock parallel to the water will be 4' x 28' and have (1) 26' x 8' finger pier along with (@) 4' x 26' finger piers and (2) 12' x 26' covered boat slips. DEP and COE Permits have been applied for. This approval will be contingent upon receiving both state and federal permits. Request submitted by Fred Bradford, agent for David and Diana Dampier, owners. (There is a house on the property and an existing dock that will be replaced if approved.)

After brief discussion of the above item, Mr. Murphy asked what is the overall length into the river? Mr. Dampier said the boat slips are 26 feet into the river. On motion by member Dan Rosier, seconded by member Skip Frink, this request was approved by unanimous vote of the board present.

4. Consideration of a request to construct a Single Family Private Dock at 1831 Bayview Drive Ivy Way, Lot 8 Bayview Village, St. George Island, Franklin County Florida. The boardwalk over wetlands leading to the dock will be 240' x 4' and have another 52' x 4' boardwalk with a 10' x 10' observation platform leading to another 82' x 4' walkway with a 20' x 6' terminal platform and (1) un-covered 12' x 20' boatlift. Request submitted by Garlick Enviromental Associates, Inc., agent for Douglas Dehaan, applicant. (No House- Site Plan for future dwelling)

After brief discussion of the above item Mr. John Murphy asked is the 50 foot set back in the uplands? Mr. Dehaan said he will elevate the land where the 50 foot set back start. On motion by member Paul Reigalmyer, seconded by member Jay Strayhan, this request was approved by unanimous vote of the board present.

5. Consideration of a request to construct a Single Family Private Dock at 555 Highway 98, Eastpoint, Franklin County Florida. The dock will be 160' x 4' with an 8' x 20' terminal platform with (2) 12' x 12' un-covered boatlifts. Request submitted by Larry Joe Colson, agent for Larry Sawyers, applicant. (House on the north side of highway 98)

In brief discussion of the above item Member Skip Frink asked the approximate location of the property. Mr. Colson gave directions and also informed the Board that he has his State and Federal Permits. Board Member John Murphy asked if there was a power pole that was going to be installed. Mr. Colson stated he isn't an Electrical Contractor but he is sure Mr. Sawyers will inquire. On motion by Member Dan Rosier, Seconded by Member Paul Reigalmyer, the item was approved by the unanimous vote of the board present.

6. Consideration of a request to construct a Single Family Private Dock at 1529 Alligator Drive, Alligator Point, Franklin County Florida. The Dock will be 225' x 5' with a 5' x 16' walkway and a 6' x 6' terminal platform, a 5' by 8' jet ski platform, a 15' x 8' floating platform and a 12' x 25' un-covered boatlift. (House on the gulf side of Alligator Drive.

7. Consideration of a request to construct a Single Family Private Dock at lot 9, New River Forest, 31 White Way, Carrabelle, Franklin County Florida. The walkway will be 26' x 4' with a 17' x 22' covered platform with (1) 28' x 2' covered finger pier, and (1) 28' x 3' covered finger pier, with a 12' x 28' covered boat lift and (2) mooring pilings. Request submitted by Ben Withers, agent for Cole Neill, applicant. (Site Plan shows future home site.)

Items 6 & 7 were tabled due to a lack of representation.

8. Consideration to re-zone lots 10-21, Block 1, East, Unit 1, St. George Island Gulf Beaches from C-2 Commercial Business to C-3 Commercial Recreational. Request submitted by Walter J. Armistead, applicant.

In brief discussion of the above item Mr. Walter Armistead stated that he and his family owned the above property. They want to have the property rezoned and construct an RV Park. Mr. Roddenberry has completed a layout of the property. Mr. Armistead has been approved for a Septic System, and believes that an RV Park will be beneficial to the local businesses. The State Park stays full.

Mr. Armistead said the vegetation will remain and more trees added to form a “wall” so that the Rv Park will not be visible from Franklin Blvd. He also stated they plan to have a bath house, and 13 Rv slots with lime rock and concrete curving. If required there will also be a paved handicap accessible parking space. Mr. Armistead said the property adjacent to this is zoned C-3. Member Dan Rosier asked what affect this will have on traffic. Mr. Armistead said no more than the surrounding businesses. It is a one way street and the majority of guests will drive golf carts.

Mr. Armistead told the members that the entrance for the R.V. Park will be on Pine Avenue and exit onto Franklin Blvd. Mr. Rosier asked if the Mayor has approved the project? Mr. Armistead stated that so far no one has disagreed on the Island nor in the general area. However they could in a public meeting. Mr. Skip Frink stated he believes constructing this R.V. Park is a great idea. Our County has a great challenge with R.V's not being placed in the proper area. It's great to put them where they belong. On motion by Member Skip Frink, Seconded by Member Dan Rosier, this request was approved by the unanimous vote of the board present.

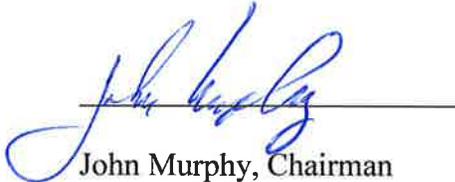
9. Consideration to rezone from C3 to P2 Recreational. The old El's Court property located at 1700 US Highway 98 East Carrabelle Florida 32322. Request submitted by County Planner Mr. Mark Curenton.

In brief discussion of the above item Mr. Curenton stated the State would like to develop this property as a passive park for the public. Their plan is to reconstruct the existing docks, form walkways, add some pavilions, and replenish some of the natural vegetation. Since the docks will remain on the property the public will be welcome to launch their Kayaks and Canoes. Member Dan Rosier asked, “where would the public park?” County Coordinator Mr. Michael Morón stated they have considered a turning lane to help with traffic. Although the property on the North side of the highway is vacant, there will be no changes made to it since the public crossing the road will be a risk. Mr. Mark Curenton said this project will not cost Franklin County any money and it will be funded by Bp money.

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On motion by Member Dan Rosier, Seconded by Member Skip Frink, and by the unanimous vote of the board present this request was approved.

Motion to adjourn by member Mr. Paul Reigalmyer, seconded by Member Skip Frink at 7:30 p.m.



John Murphy, Chairman

ATTEST:



Amy Kelly, Zoning Administrator