

The Franklin County Planning and Zoning Commission met in regular session in the Franklin County Courthouse Annex on Tuesday, May 9, 2017 at 6:30 p.m.

PRESENT: John Murphy – Chairman  
Jay Strahan  
William Burgess  
Skip Frink  
Paul Riegelmayr

ABSENT: Joseph Taranto  
TJ Ward

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

1- Approval of the minutes of the meeting held, Tuesday, April 11, 2017, as mailed.

On motion by Member Frink, seconded by Member Strahan and by unanimous vote of the commission present, it was agreed to approve minutes as mailed.

2- Monthly Building Report for April 2017.

The commission reviewed the Monthly Building Report and it was noted that there were 4 new houses permitted.

**COMMERCIAL SITE PLAN APPLICATION:**

3- Consideration of a request for commercial site plan review to be done in two phases located on Lot 17, Block Y, Lanark Beach, Unit 1, 85 Arkansas Street, Lanark, Franklin County, Florida. The property is currently zoned C-4 Commercial Mixed Use. Phase 1 would include a temporary moveable office, 5 parking spaces and an open storage rack for a kayak rental business. In phase 2 a Commercial/Residential Building consisting of 1,000 square feet will be constructed with an attached open deck and a separate detached open observation deck. Request submitted by Colbert and Debbie Jones, applicants. Dan Garlick, Garlick Environmental Associates, Inc., agent.

In brief discussion of the above item Member Murphy mentioned the Lanark Reef is a critical wildlife area protected by Florida Fish and Wildlife. The customers should not kayak out to the reef. Also using Arkansas Street shore to launch kayaks there should be no permanent structure used for launching.

Member Riegelmayr asked how long would the moveable structure be on site.

Amy Kelly, Zoning Administrator informed the board that the property owner's permit will be good for one year and they also have two ninety day extensions. They have 18 months to finish construction and remove the portable building.

Agent Dan Garlick confirmed with Member Murphy that there will be no permanent structure for used for launching. The customers will drag their kayaks to the water. Also the property owners are aware that the Lanark Reef is protected by Florida Fish and Wildlife and they will educate their customers.

On motion by Member Riegelamayer, seconded by Member Strahan and by unanimous vote of the Commission present, it was agreed to recommend this item to the Board of County Commissioner's for approval.

**LAND USE AND REZONING APPLICATION:**

- 3- Consideration of a request for a Land Use Change and Re-Zoning from R-6 Rural Residential to R-1 Single Family Residential on a 6.54 acre parcel described as Lot 2, Emerald Point, 1301 Highway 98, Eastpoint, Franklin County, Florida and a Land Use Change from Rural Residential to Single Family Residential. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., agent for Helen Claussen, applicant.

In brief discussion of the above item Agent Dan Garlick stated property owner Mrs. Claussen built her residence and a building connected to it.

Member Murphy asked if all of the structures shown on the diagram are houses.

Agent Dan Garlick confirmed that they are.

Amy Kelly, Zoning Administrator informed the Board that there are several properties in the surrounding area that are zoned R-1, Single Family Residential.

On motion by Member Frink, seconded by Member Strahan and by unanimous vote of the Commission present, it was agreed to recommend this item to the Board of County Commissioner's for approval.

**SKETCH PLAT APPLICATION:**

- 4- Consideration of a request for Sketch Plat approval of a 3 lot subdivision on a 6.54 acre parcel lying in Section 23, Township 8 South, Range 6 West also known as Lot 2, Emerald Point, 1301 Highway 98, Eastpoint Florida 32328. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., agent for Helen Claussen, applicant. (Contingent upon land use and rezoning being approved)

In brief discussion of the above item Member Murphy asked if the property having multiple driveways is going to be an issue with DOT.

Member Burgess asked if the driveway is existing.

Agent, Dan Garlick informed the board that the current driveway is existing and there is an easement in place to service the third lot.

On motion by Member Strahan, seconded by Member Frink and by the unanimous vote of the Commission present it was agreed to recommend this item to the Board of County Commissioner's for approval.

**ZONING ADMINISTRATORS REPORT:**

• **LAND USE AND REZONING APPLICATION:**

- A) Consideration of a request for a Land Use Change from Industrial and Single Family Home Industry to Recreational and a Rezoning Change from I-1 Industrial and R-4 Single Family Home Industry to P-2 Recreational of a 6 acre parcel lying in Section 2, Township 9 South, Range 8 West, located just south of D.W. Wilson Park. Request submitted by the Franklin County Board of County Commissioners, applicant.

In brief discussion of the above item County Coordinator, Michael Moron stated that the County applied for a grant to expand the D.W. Wilson Park. The site plan is still being created. The County is asking to rezone the property to P-2, recreational the same as D.W. Wilson Park.

Member Strahan asked if the County is going to add parking. Parking is currently very limited at the park. Mr. Moron stated he is not sure as of now no site plan has been created. The goal at this time is to get the property rezoned.

Neighboring property owners are not in favor to rezone the property and construct a soccer field. Betty and Jimmy Rickards nor Ronnie Martina. Angela Morrison, attorney representing the Rickards and Mr. Martina stated that there should be a transitional area. The zoning classifications are in place to protect property values. This particular parcel has wetlands and will require additional permits from DEP as well as COE. Zoning P-2 requires a buffer when connecting to a parcel zoned R-1. The D.W. Wilson park currently doesn't have sufficient parking. All other options for the soccer field should be considered and they haven't.

Chairman, Murphy asked Ms. Morrison what is the primary objection. Ms. Morrison stated that the 7 lots adjoining the park are all zoned R-1, Single Family Residential. The lights, noise, and traffic are all a nuisance to the neighboring properties. Adding an additional field will only intensify the issue. Currently there is no buffer between the adjoining properties and the park. Except a chain length fence. The property could be used for Residential which is what it is zoned for.

Member Strahan asked if the County Easement will be used. County Attorney, Michael Shuler stated that is a platted road but he can not confirm that since no site plan has been developed.

Several citizens spoke concerning the park addition.

David Paul, President of the Apalachicola Dixie Youth. He stated that they have 13 teams this year. There is over 200 kids playing ball. The ball games do not exceed 9 p.m. We do not have a speaker system for announcing so there is no unusual loud noise. Ball season begins in February and last until mid May. The Day of Ball rotates every year between parks in the County. There is no other place for a

soccer field. The City of Apalachicola owns most of the parks and they will not allow it. May consider the old highschool field.

Bob Eddie informed the board that there are 450 registered kids. That's throughout the entire County. Eastpoint, Apalach, and Carrabelle. With the girls and boys teams that are already established sometimes we still have 4 teams sharing one field trying to practice and play games. The City of Apalachicola doesn't allow anyone to use their fields. He also asked who owned the 7 lots to the right of the proposed properties.

County Attorney, Michael Shuler stated that it is owned by someone other than the county.

Betty Sasnett, President of the Franklin County Soccer league stated that by rezoning the property and allowing the County to construct a soccer field would not increase the amount of noise nor traffic at the field. Soccer and baseball/softball are not in season with one another. We already have soccer teams and the kids and parent are already out there participating in soccer. By adding the additional space will only give us the room to play. Currently we play in the outfield of a baseball field. Soccer season begins at the end of September and ends in December. It is an 8 week season.

Terress Martina a local parent of two children who play ball. She stated that ball season is a great time for kids and gives them something to look forward to. Its also manageable for low income families. With the field being where it currently is will help parents with convenience if they have multiple children. She personally lives close to the ball field and the noise or traffic never bothers her. The noise and traffic is no different than the usual street traffic. She also provided a petition signed by citizens of the community that are in opposition. There are 205 supporters.

Chairman, Murphy asked if there was a way we could lessen the light at the field.

County Attorney, Michael Shuler said that is something the County is currently working on the issue with Ms. Morrison.

County Coordinator, Michael Moron stated the park closes at 9 p.m. We are working with the park director to make sure the lights are being turned off when the games are over. Again, this is a staff recommendation.

After much discussion of the above item it was agreed to recommend this item to the Board of County Commissioners for approval. On motion by Member Strahan, seconded by Member Frink.

B) Consideration of a date to hold a workshop pertaining to "Metal Buildings in Residential Districts."

The board agreed to stay hold a workshop on June 13 2017 at 5:30 p.m. in the Courthouse Annex prior to the regular Planning and Zoning Meeting beginning at 6:30 p.m.

County Attorney, Michael Shuler stated that the County would need an architect to assist in determining specifications on Metal Buildings in R-1 zoning.

There being no further discussion, it was agreed to adjourn at 7:23 p.m.