

PRESENT:

John Murphy- Chairman
T.J. Ward
Paul Riegelmayr
Jay Strahan
Joseph Taranto
William Burgess

ABSENT:

Skip Frink

- 1- Approval of the minutes of the meeting held, Tuesday, May 9, 2017, as mailed.

It was agreed to approve the minutes contingent upon corrections. On motion by Member Strahan, seconded by Member Riegelmayr.

- 2- Monthly Building Report for May 2017.

The Commission reviewed the Monthly Building Report and it was noted that there were 8 new houses and 8 new mobile homes permitted.

CRITICAL SHORELINE APPLICATION

- 3- Consideration of a request to construct a Single Family Dock at 324 Patton Street, Lot 10 Block 61 Unit 5, St. George Island, Franklin County, Florida. The dock will be 204 square feet consisting of 12' x 12' floating platform anchored to 2 pilings and a 4' x 15' access walkway in a manmade canal adjacent to Apalachicola Bay. Applicants have all State and Federal Permits and they meet the local county requirements. Request submitted by Todd Griffith, Griffith Custom Homes, LLC., agent for Dale & Susan Stephens, applicant. (vacant property)

Per Mrs. Kelly the property is currently vacant. The applicant has provided a site plan confirming the lot is a "buildable" lot.

After brief discussion of the above item Member Riegelmayr wanted to know how the platform was going to be attached to the dock. Would it have 2 or 4 pilings.

Mr. Griffith stated that there will be two pilings anchored to the 12x12 platform. The walkway will have four pilings and will be on land. The two lower pilings will be at the end of the ramp in the water and the other two will be landward.

Mr. Griffith informed the Board the 12 x 12 platform would be anchored by two pilings. The pilings will be at waters edge.

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

- 4- Consideration of a request to construct a 4' x 23' finger pier, construct a 4' x 32' finger pier, and add three wet slips for a total of nine wet slips to an existing multi-family dock facility. Property is located off of Bayside Drive, St. George Island, Franklin County Florida 32328. Applicant has obtained State Permits and will be required to submit Federal Permits. Request submitted by John & Denise Sewell, applicants for the Bayside Home Owners Association.

After brief discussion of the above item Chairman Murphy asked if there are any houses in the subdivision. Amy Kelly stated there are 6 houses and 9 lots. There are other existing docks that stand out farther than this one.

Chairman Murphy wanted to know how old the existing dock is.

Mr. Carroll stated the existing dock was damaged recently during Hurricane Hermine and was just rebuilt. The dock was originally built 10-15 years ago.

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

- 5- Consideration of a request for Commercial Dredge, Fill, and Spoil Cell Site Prep placement in the uplands at the Northwest corner of Franklin Boulevard and West Bayshore Drive. Property also known as 41 West Bayshore Drive, St. George Island, Franklin County, Florida 32328. Project was previously approved by the Planning and Zoning Board and the Board of County Commissioners in 2015. The project was approved contingent upon development within the AE flood zone only, providing an engineering plan, and Federal Permitting. Property owner has obtained State Permits. Request submitted by Dan Garlick, Garlick Enviromental Associates, Inc., agent for George Floyd, applicant.

In discussion of the above item Mr. Garlick stated that they are not asking to be approved for anything within the Critical Habitat Zone, or a V Zone. They also have engineered plans. Member Riegelmayr stated the reason for the second proposal was because they did not have enough room for all of the spoils in the first approval.

Mr. Garlick stated that they do not anticipate the dredge to be as wide as they originally planned.

Member Riegelmayr asked wanted to know what the people will see when driving on the St. George Island.

Mr. Garlick stated that the land will be level to the road. They will scoop out berm and build upland. You will not be able to see any machinery. The public will see more of a difference on Bayshore Drive, the land will be about 6 feet higher and there will be walls constructed of sand, and no boardwalk as shown in the previous plans.

Local citizen, Mrs. Sanders asked if there would be a fence constructed being it was shown on the plans provided.

Mr. Garlick confirmed there will be no additional fencing added.

Mr. Ward asked if the future spoil area to the west will be maintained or does Mr. Floyd plan on doing something specific with it.

Mr. Garlick stated that the land will be maintained although they do not plan to build in that specific area at the moment. The forestry may use it and dredge their canal.

Mr. Riegelmayr wanted to know if they had plans to construct a boat barn on the property.

Mr. Garlick confirmed that they do not at this time, maybe in the future.

Mr. Riegelmayr wanted to know if the spoil cell will be buildable.

Mr. Garlick stated to build will require a Geotechnical Engineer and Mr. Floyd is aware of that. If the water was to get higher than the 24 year Storm Water. The extra water will be shunted back to the berm and will then go back into the bay. There will be a culvert so it will basically go from the culvert to the base and back to the existing basin.

Page Four

Chairman Murphy wanted to know if there will be any damage of the spoil coming out of the colvert and if the colvert will have a stand pipe.

Mr. Garlick confirmed that their idea is to put an inlet in.

Chairman Murphy asked if County Planner Mr. Currenton had any questions related to this item. Mrs. Kelly stated he did not being it is the same plan as the one submitted and approved in 2015.

Local citizen, Mrs. Sanders asked if there will be how far the swell is from the existing pavement, and how does the spoil come from the Marina basin to the site.

Mr. Garlick informed the board that the swell will be on Mr. Floyd's property. The spoil is sediment and water. A hydraulic will pump the spoil cell then flow back to the basin.

Mr. Taranto wanted to know how long the dredging will last. Mr. Garlick stated if all goes as planned it will start in September and go through October. They will need to get their Core permits and it will take 30 days to do the work.

St. George Island resident Mrs. Joellen Peerman asked if any trees will be cut down, and if a septic tank will fit on the property.

Mr. Garlick stated that the area for the spoiler has been mowed and that they cant do anything within the 50 foot buffer. They will have a portalet on site. Mr. Floyd will also plant some Palm Trees and if possible some Sea Oats.

Chairman Murphy wanted to know how much silt would be added to the bay. Per Mr. Garlick the hydraulic minimizes the impact of the silt.

After much discussion of the above item it was agreed to recommend the item to the Board of County Commissioner's for approval contingent upon Engineered Plans and Beautification of the Berms with planting. On motion my Member Rieglmayer, seconded by Member Strahan and by the unanimous vote of the board present.

LAND USE AND REZONING APPLICATION

- 6- Consideration of a request to Rezone a 1 acre parcel lying in section II, Township 9 South, Range 8 West, 621 US Highway 98, Apalachicola, Franklin County, Florida from C-4 Commercial Mixed Use Residential to C-3 Commercial Recreational and a Land use change from Commercial Mixed Use Residential to Commercial Recreational. Request submitted by Charlotte Schneider, applicant.

In brief discussion of the above item Mr. Ward wanted to know what would happen with the old warehouse that is currently on the property. Mrs. Schneider stated it would be used as her Real Estate Office.

Mr. Murphy asked if the property had sewer from the City. Mrs. Schneider confirmed the property currently has a septic tank. They would like to eventually construct an RV Park and if approved they would put a new system at the back of the property and have individual hook up lines for the campers. Mrs. Kelly reminded the board that Mrs. Schneider is only here for land use and rezoning and not site plan review.

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

Mr. Riegelmayr was opposed to the idea being this looks as it is "spot zoning."

Mr. Murphy asked if there are any other RV Parks in the area.

Mrs. Kelly confirmed there isn't, however there is a mobile home park near that contains about 20 sites.

Mr. Ward stated he approved the idea being there are an abundance of vacant properties around this specific area. It used to be developed. However he does understand that this could be considered "spot zoning."

Mr. Murphy agreed that this could be considered "spot zoning." And he does not agree with that. He informed the board that he would not like for this to venture across the street into the Seafood District.

The project was a 3 to 2 vote. With there being no further discussion it was agreed to adjourn the meeting at 7:33 p.m.

Attest: Cheyenne Cruson

Chairman, John Murphy