

# **Franklin County Planning & Zoning Commission**

**August 8, 2017**

**6:30 P.M.**

## **Franklin County Courthouse Annex**

### **Minutes**

Members Present: John Murphy – Chairman, William Burgess, Paul Riegelmayr, Joey Taranto, Jay Strahan

Members Absent: T. J. Ward, Skip Frink

Staff Present: Amy Ham-Kelly – Zoning Administrator, Michael Morón – County Coordinator

#### **Call to Order**

Chairman Murphy called the meeting to order at 6:30pm

#### **Approval of the Minutes**

It was agreed to approve the minutes contingent upon one correction.

On motion by Riegelmayr, seconded by Toronto, to approve the minutes with Chairman's requested changes. Motion carried 5-0.

#### **Building Permit Report**

Ms. Ham-Kelly reviewed the Building Permit Report.

#### **Critical Shoreline Applications**

Consideration of a request to construct a Single Family Residential Dock located at lot 3, block 2, Sun-n- Sands unit 2, 614 Mariner's Circle, Alligator Point, Franklin County, FL. The proposed access walkway for the dock will be constructed 110' x 4' with a terminus 10' x 16'. Two 11' x 20' boat lifts, of which one will have a roof, will also be constructed adjacent to the dock as shown on the attached drawings. Total square footage of the dock will be 880 sq ft. Request submitted by Dan Garlick, Garlick Environmental Associates Inc., Agent for Mark and Pam Korb, applicant. (Proposed future house.)

Mrs. Amy Kelly reviewed the application and stated that Federal and State permits are still pending.

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

Consideration of a request to construct a Single-Family Dock located at Lot 7, Block 51, Unit 5, 401 West Bayshore Drive, Eastpoint, Franklin County, FL. The proposed access walkway for the dock will be constructed 17' x 4' with a terminus 8' x 20'. One 10' x 20' boat lift. Total square footage of the dock will be 428 sq ft. Request submitted by Dan Garlick, Garlick Environmental Associates Inc., Agent for Rudy Rowe, applicant. (Proposed future house.)

Mrs. Ham-Kelly reviewed application. MaryAnn representing GE stated the length of the dock as requested by Chairman. Chairman and Ham-Kelly discussed length of canal. Rieglemayer stated that the mouth of the canal is filling in so it could present a problem for boat traffic in the future. Chairman and Ham-Kelly discussed dredging.

On motion by Toronto, seconded by Rieglemayer, and by the unanimous vote of the board present it was agreed to recommend this item to the BOCC for approval.

Consideration of a request to construct a Single-Family Dock located at Lot 5, Block 51, Unit 5, 305 Gander Street, Eastpoint, Franklin County, FL. The proposed access walkway for the dock will be constructed 17' x 4' with a terminus 8' x 20'. One 10' x 20' boat lift. Total square footage of the dock will be 428 sq ft. Request submitted by Dan Garlick, Garlick Environmental Associates Inc., Agent for Rudy Rowe, applicant. (Proposed future house.)

Mrs. Amy Kelly stated that this application is the same size as the previous application and is owned by the same owner.

Chairman asked if any of the proposed houses were "spec" houses but that information was not available from MaryAnn of Garlick Environmental.

Chairman and Amy Kelly discussed the aerobic system setbacks.

Chairman and Amy Kelly discussed the lot width and length.

On motion by Rieglemayer, seconded by Strahan, and by the unanimous vote of the board present it was agreed to recommend this item to the BOCC for approval.

#### Commercial Site Plan Review

Consideration of a request for a Land Use Change from Residential to Commercial and a Re-Zoning from R-1 Single Family Residential to C-2 Commercial Business District located at Lot 2, Block 6, Unit 1, Lanark Village, Franklin County, Florida. Request submitted by Cliff Butler, agent for Joseph Butler 2006 Irrevocable Trust, applicant.

There were no representatives to discuss this item with the Commission so it was tabled until the next meeting.

Consideration of a request for a Land Use Change from Industrial to Residential and a Re-Zoning from I-1 Industrial to R-2 Single Family Mobile Home for a 2.50-acre parcel lying in Section 13, Township 7 South, Range 5 West, 526 Mill Road, Carrabelle, Florida. Request submitted by Bevo Davis, President for Cabo Select Properties, Inc., applicant.

There were no representatives to discuss this item with the Commission so it was tabled until the next meeting.

Zoning Administrator's Report

Mrs. Amy Kelly didn't have a report for the Commission.

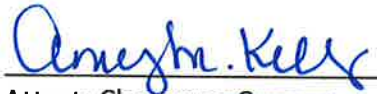
Commission Member Comments

Commission members asked for an update on the moratorium on metal buildings in residential zoned areas. Mr. Morón stated that there is an ordinance from the County's land use attorney that will help with the process.

Based on an inquiry from the Commission Mr. Morón stated that the next public hearing for the proposed moratorium on St. George Island is on September 5<sup>th</sup> at the County Commission regular meeting.

Adjourn

There being no more business the meeting was adjourned at 6:51pm.

  
Attest: Cheyenne Cruson  
Amy M. Kelly  
Zoning Administrator

  
Chairman, John Murphy