

Franklin County Planning & Zoning Commission

October 10, 2017, 6:30 P.M

Franklin County Courthouse Annex

Minutes

Members Present: John Murphy- Chairman, William Burgess, Paul Riegelmayr, Joey Taranto, Skip Frink

Members Absent: T.J. Ward, Jay Strahan

Staff Present: Amy Kelly- Zoning Administrator, Mark Curenton- County Planner, Cheyenne Cruson

Call to order:

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

1. Approval of the Minutes

It was agreed to approve the minutes.

On motion by Member Taranto, seconded by Member Frink, and by the unanimous vote of the board present it was agreed to approve of August 8, 2017 as mailed.

2. Building Permit Report

There were a total of 10 new houses permitted for August and September.

Critical Shoreline Applications

3. Consideration of a request to construct a Single Family Residential Dock located at Lot 1, Tract 42, East End Gulf Beached, 1331 East Gulf Beach Drive, St. George Island, Franklin County, FL . The proposed elevated walkway for the dock will be 81' x 4' connecting to a 494' x 4' dock, connecting to a 26' x 6' terminal platform containing (2) 10' x 20' boatlifts located on each side of the terminal platform. The total square footage of the dock will be 2,132. The applicant has their DEP and Army Corps of Engineer permits. Request submitted by Garlick Environmental Associates, Inc., agent for Derek and Elizabeth Walker, applicant. (Has House)

Amy Kelly informed the Board that this project was approved in 2013.

Member Murphy asked if the 494 sq feet is all over open water.

Elizabeth Walker stated that the walkway is not included in the 494 sq feet. The 494 sq feet is all over open water and the walkway will be 81' x 4' over wetlands.

Member Taranto noticed that the DEP permits were issued in 2012, and asked if they were now expired.

Amy Kelly informed the Board that the Walkers have requested an extension on the State Permits, but the State permit expires November 30, 2017 and the CORPS permit expires March 22, 2018.

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

After the motion was approved Elizabeth Walker had additional questions and there was a brief discussion.

Elizabeth Walker asked the board if approved and she decides to change the layout of the dock may she may she build to a different plan than provided to our department and DEP.

Per Amy Kelly she may not move the dock over. By doing so she may not meet her riparian right lines. She should build according to the plans that DEP and Planning & Zoning approve.

Mark Curenton, County Planner stated she would need to resubmit the revised plans to DEP to be reviewed and approved.

Elizabeth Walker asked the board to explain riparian lines.

Dan Garlick stated that not all riparian lines are perpendicular, they can be pie shaped. They can be modified but always start at your property. Most surveyors use the extended property line method.

4. Consideration of a request to construct a Single Family Residential Dock located at Lot 19, Windjammer Village, 1723 Kingfisher Road St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 245' x 4' with a 6' x 26' terminal platform, and a 10' x 20' uncovered boatlift. Approval will be contingent upon DEP and Army Corps of Engineer permits. Request submitted by Dan Garlick, Garlick Environmental Associates Inc., agent for Shirley Richardson, applicant. (Has House)

Dan Garlick stated the customer doesn't have many options of places to place the dock being there is a lot of marsh. They have found a place that they are able to construct the dock with enough water for a boat and no seagrass, which is what DEP likes to see.

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

5. Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Block N, Unit 3, 1534 Alligator Drive, Alligator Point, Franklin County, FL. The proposed access walkway for the dock will be 350' x 4' with a 8'x20' covered terminal platform, a 12.5' by 30' covered boat slip with lift and a 12.5' by 20' uncovered boatlift. Total square footage of the dock will be 2,185 sq. ft. Customer has DEP permits. Approval will be contingent upon Army Corps of Engineer permit. Request submitted by David Keith, Docks-4-less,. Agent for Randall Amundsen. (Has house)

Amy Kelly stated that the dock will be on the harbor side and the house is across the street caddy corner.

Chairman Murphy said in the past there has been issues with lots that aren't straight across.

Amy Kelly confirmed that the lot across the street from the house is not a buildable lot and would be required if sold, to be sold together with the house.

On motion by Member Taranto, 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 Commissioners for approval. Approval contingent upon COE Permits.

6. Consideration of a request to construct a Single Family Residential Dock located at Lot 4, Block C, St. James Island Park, 2824 US Highway 98 East, St. James, Franklin County, FL. The proposed access walkway for the dock will be 190' x 4' with a 6' x 20' terminal platform and a 4' x 16' walkway with a 2' x 24' finger pier. Applicant has DEP permitting and will be contingent upon receiving the Army Corps of Engineer permit. Request submitted by Larry Joe Colson, A-1 Quality Docks, Inc., agent for Michael and Heather Waldrop, applicant. (Proposed House)

There was no discussion concerning this project.

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

7. Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Tract 42, Gulf Beaches, 1333 East Gulf Beach Drive, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 490' x 4' with a 12' x 15' terminal platform, and (1) 10' x 20' uncovered boatlifts. Total square footage of the dock will be 2,340 sq. ft. Customer has DEP and Army Corps of Engineer permits. Request submitted by Mark Plummer, owner. (House has been permitted)

Per Mr. Plummer he was issued a permit by the Planning & Zoning Department. He is 80% finished with construction. He has moved the dock over 17 feet from the original plans approved by DEP & CORPS.

Per Amy Kelly the paperwork was stamped incorrectly and a permit was issued by the Planning & Zoning Department. The plans were approved by DEP and COE but the Plummer's have moved the dock over 17 feet. Mr. Plummer has a revised survey and is awaiting DEP & COE permits.

County Planner Mark Curenton stated there are different ways to determine riparian right lines. It appears after looking at the docks on the bayside of St. George Island that they come straight out from the property line. The updated survey shows the riparian lines extending straight out from the property lines at the closest point the Plummer's dock is 25.01 ft from the riparian line on the west side. The property to the west is owned by the Walker's.

Amy Kelly stated that the neighboring docks go down the center of the property line.

Mark Curenton stated that on the east end it appears most docks go straight out from the property line. However, the County does not determine what happens with the section that lies in the water. The county issued Mr. Plummer a permit and he is 80% done with construction. The dock does not go straight out as proposed. It is now at an angle. The County has issued a stop work order on the project and have asked Mr. Plummer to submit revised surveys showing riparian right lines. The revised surveys will also need to be submitted to DEP and COE if required to be approved.

Per Mr. Plummer he has already submitted the revisions to the state and is awaiting on an approval. Mark Curenton stated that approval should be based on the dock going straight out from the property line as the neighboring docks do otherwise everyone will be "running into each other." Chairman Murphy asked if the dock is currently intruding on the Walker's riparian lines. Mark told him no.

Member Burgess wanted to know if the dock is in compliance with the plans submitted. Amy Kelly let him know they are not but they are going with what DEP approves based on Mr. Plummer's recently submitted revised plans.

John Murphy asked if the dock is currently in compliance with the 25ft setback.

Elizabeth Walker said he moved it 17 ft that is an 8th of an inch from her riparian line. The dock has not been constructed according to the plans.

Member Riegelmayr stated the project should be tabled until the next meeting or when all issues have been resolved.

Member Frink asked if we approve to table the project until the next meeting and DEP approves the revised plans next week will Mr. Plummer still have to await the next meeting before his project can be approved or denied.

On motion by Member Riegelmayr, seconded by Member Taranto it was agreed to table this item until the next meeting.

Yay:

Member Riegelmayr
Member Taranto
Chairman Murphy

Nay:

Member Burgess
Member Frink

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

Per Mr. Butler his family owns lots 1 & 2. Lot 1 is already zoned C-2. They would like to rezone lot 2 from R-1 Single Family Residential to C-2 Commercial Business District. This parcel is not included in the Special District of Lanark Village and is the only commercial property on the back road in Lanark. Member Taranto asked what is how wide the parcel is.

Per Mr. Butler the parcel is 60 feet wide.

On motion by Member Frink, seconded by Member Burgess, and by the following vote of the board present it was agreed to recommend this item to the Board of County Commissioners for approval, for a public hearing.

Yay:

Member Frink
Member Burgess
Member Taranto
Chairman Murphy

Nay: Member Riegelmayr

9. Consideration of a request for a Land Use Change from Industrial to Residential and Re-Zoning from I-1 Industrial to R-2 Single Family Mobile Home of a 2.50 acre parcel lying in Section 13, Township 7 South, Range 5 West, 526 Mill Road, Carrabelle, Franklin County, 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.

10. Consideration of a request for Sketch Plat approval of a One Lot Subdivision called Preston's Place also known as lots 18 & 19, Windjammer Village, St. George Island, Franklin County, Florida. Request submitted by Shirley Ann Richardson, applicant.

Mark Curenton, County Planner stated that the property owners in the Plantation sometimes request to combine lots since it decreases their HOA dues. There being no further discussion it was agreed to recommend this item to the Board of County Commission for approval.

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

Mark Curenton- Discussion of Eaves & Overhangs Setbacks

Mark Curenton stated that the County hasn't always been consistent with eave and overhang restrictions. The majority of the plans received by the County have the setbacks from the foundation of the structure. Which doesn't include eaves and overhangs.

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Local Contractor Garry Ulrich with a house currently under plans review for Mr. Blackburn is being questioned about the eaves and overhangs being in the property setbacks.

Mr. Blackburn stated that if he must alter his home to not have any eaves or overhangs in the setbacks it will greatly decrease the size of his home. The only way to proceed with construction would be to get a variance and if not granted he would have a parcel that is considered "not buildable."

Mark Curenton stated that the county has sometimes looked at the roof line on surveys but there are many instances where we only looked at the foundation.

Member Frink stated he would think the county could establish a rule stating if the house is extended 2 feet into the setback that its ok, but anymore would require an approval.

Chairman Murphy and Member Riegelmayr think its best to go with what we already have in our ordinance. However we can inquire with surrounding counties and see what they enforce.

Mark Curenton stated that the if the County decides to make a change we can amend the current ordinance.

There being no further discussion it was agreed to adjourn the meeting at 8:31 p.m.


John Murphy, Chairman

ATTEST:


Amy M. Kelly, Zoning Administrator