

**FRANKLIN COUNTY PLANNING & ZONING COMMISSION**

**November 14, 2017**

**6:30 PM**

**Franklin County Commission Meeting Room**

Members Present: Skip Frink, Chairman John Murphy, Paul Riegelmayr, T.J. Ward, William Burgess

Member(s) Absent: Jay Strahan, Joey Taranto

Staff Present: Amy Kelly, Cheyenne Cruson, County Attorney Michael Shuler

Call to Order: Chairman, John Murphy

1. Approval of the Minutes: On motion by Member Skip Frink, seconded by Member Paul Riegelmayr, and by the unanimous vote of the board present.
2. Monthly Building Report: Amy Kelly confirmed we have permitted 4 new houses in the last month.

CRITICAL SHORELINE APPLICATIONS:

3. Consideration of a request to construct a Single Family Residential Dock located in Section 31, Township 8 South, Range 6 West, 108 Island Drive, St. George Island, Franklin County Florida. The proposed access walkway for the dock will be 155' x 4' connecting to a 10' x 18' terminal platform without mooring and a 3' stepdown section. The total square footage of the dock will be 780. The applicant has their DEP permit. Request submitted by Garlick Environmental Associates, Inc. agent for Apalachicola National Research Reserve, applicant. (Has building)

There was no discussion on the above item.

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.

4. Consideration of a request to construct a Single Family Residential Dock located at Lot 8, Block 56, Unit 5, St. George Island Gulf Beaches, 308 Wing Street, St. George Island, Franklin County, Florida. The proposed access walkway for the dock will be 16' x 8' connected to a 40' x 8' terminal platform within a manmade canal adjacent to Apalachicola Bay. The applicant has their DEP permit and are exempt from COE permitting. Request submitted by Erin Griffith, owner. (Proposed house.)

During discussion of the above item Member Murphy asked how far the dock would extend into the water and how wide is the canal. Property Owner Todd Griffith stated the dock would be connected to the shoreline and would extend 16 feet and that it is not encroaching in the channel.

Member Frink stated the dock appeared to be less than 25% into the waterway.

On motion by Member Riegelmayr contingent upon the dock not exceeding more than 25% of the canal width, 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.

5. 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)

This item was withdrawn from the agenda. We have yet to receive the a consent order form DEP.

6. Consideration of a request to construct a Single Family Dock located at Lot 19, Shell Harbor, 1759 East Gulf Beach Drive, St. George Island, Franklin County, Florida. The proposed access walkway for the dock will be a total of 494' x 4' with a 6' x 26' terminal platform, and a 171' x 4' boardwalk with an access walkway constructed over wetlands, and (2) 12' x 20' uncovered boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc. agent for Joel Stager, applicant. (House under construction)

Member Murphy stated that the property to the East may want to follow the angle of the neighboring dock to the right.

Amy Kelly said that is a possibility but they would have to go in sync with the riparian lines.

Mary Ann said that the dock has to be perpendicular with the shoreline.

Member Riegelmayr said the proposed dock looks to be extended out more than the neighboring docks.

Amy Kelly said that they may have went out farther to get in deeper waters for their boatlift.

Per TJ Ward the neighboring docks are at a different angle which throws the other docks off.

Michael Shuler asked if there was any other information that Mr. Garlick could provide to show that neighboring properties will have room to build docks in the future with this one built as drawn.

Maryann representative for Garlick Environmental stated she could provide something showing the neighboring properties riparian lines so that the board can see this dock will not be impeding.

Member Frink stated that he approves contingent upon DEP and COE Permits.

Member Frinks Motion died for lack of a second vote.

Member Riegelmayr voted to table the project until we have more information provided to us on docks to the East to show how the other property owners will be impacted if they decide to build a dock in the future, seconded by Member TJ Ward.

Yay: Member Burgess  
Member Riegelmayr  
Member Ward  
Chairman Murphy

Nay: Member Frink

RE-ZONING & LANDUSE APPLICATIONS:

7. 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.

Amy Kelly informed the board that last year a parcel in this neighborhood was brought before the board for rezoning and was denied.

Member Riegelmayr asked why the project was denied.

Per Beth Barber realtor for the current property owner, the project that was denied last year was for a mobile home park. Mrs. Barber lives in this neighborhood and stated that this approval will be for this owner to be able to have one mobile home and not a park.

Chairman Murphy pointed out that the property to the north of this parcel is zoned R-2 and asked if this parcel joins the property that is already zoned R-2.

Amy Kelly stated there are no mobile homes on the property yet but it is zoned R-2 and the parcels are not joined.

Chairman Murphy asked what is the density for R-2. Per Amy Kelly they could have one mobile home per acre or lot of record.

John Murphy confirmed that they could not have more than 2 mobile homes on this parcel if rezoned. Realtor Beth Barber stated that they could not fit more than 2 on the property anyway because of wetlands.

On motion by Member Frink, seconded by Member Burgess, it was agreed to recommend this item to the board of County Commissioners for approval. Member Riegelmayr was opposed because of spot zoning. It was a 4 to 1 vote.

Yay: Member Frink  
Member Burgess  
Member Ward  
Chairman Murphy

Nay: Member Riegelmayr

8. Consideration of a request to vacate and abandon an existing 7 lot Subdivision known as Southwest Cape Subdivision. Request submitted by Michael Shuler, Franklin County Attorney.

Per County Attorney Michael Shuler the County purchased this property with a grant. They would like to vacate and abandon for future use. This is a 7 acre subdivision the County owns 6 acres and Capital City Bank owns 1 acre. The other parties have joined in application to abandon. The reasoning for this is to terminate the restrictive covenant, and to have 6 acres of unplatted property. Capital City Bank has agreed to give the County a portion of lot 7 which will give Capital City a buildable lot north of Tom Roberts Road.

On motion by Member Riegelmayr, seconded by Member Ward, it was agreed to recommend this item to the board of County Commissioners for approval. The project was a 4 to 0 vote. Chairman Murphy recused himself for a possible conflict of interest and completed Form 8B.

Yay: Member Riegelmayr  
Member Ward  
Member Burgess  
Member Frink

FINAL PLAT APPROVAL:

9. Consideration of a request for Final 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.

Chairman Murphy asked if the entrance way was an easement.

Per Amy Kelly yes it is an easement and it is 40 feet wide it goes back to lots 2 & 3. No one could build within the easement but could build up to it.

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.

10. Consideration of a request for Final 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.

This item was on the agenda last month for approval. This is a one unit subdivision and it will allow for one house to be built on the property.

Chairman Murphy confirmed that they would be combining 2 lots into 1.

On motion by Member Frink, 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.

Zoning Administrator's Report

Eaves and Overhangs:

This discussion is to amend the 220.56 zoning code to make changes to the setback lines.

Member Riegelmayr stated that on St. George Island there is only 10 feet between some of the structures like the shotgun houses. If the owners were able to extend into the side setbacks the firefighters may not have room to get through in the event of an emergency. The County may want to inquire with the local fire chief and give consideration of the type of event.

Chairman Murphy asked what are the setbacks now for St. George Island.

Amy Kelly stated they are 10 feet from each side and rear, 25 feet from the road right of way, and 50 feet from any wetlands or mean high water line.

Per Chairman Murphy if the setbacks were revised it could create an issue for lots that are only 50 feet in width. They may then be considered unbuildable.

Local Erin Griffith stated that the smaller lots as mentioned above already have to go through the variance process and would they be required to go through another process if this revision is approved.

Adjourn

There being no further discussion it was agreed to adjourn the meeting at 7:37 p.m.

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Chairman, John Murphy

Attest:

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Amy Kelly, Zoning Administrator