

Franklin County Planning & Zoning Commission

January 9, 2017 at 6:30 P.M.

Franklin County Commission Meeting Room

Members Present: Skip Frink, T.J. Ward, Paul Riegelmayr, William Burgess, and Joey Taranto.

Members Absent: John Murphy (Chairman) Jay Strahan.

Staff Present: Amy Kelly, Mark Curenton, & Cheyenne Cruson.

Call to order

Skip Frink called the meeting to order at 6:31 p.m.

- 1- Approval of the minutes of the meeting held, Tuesday, December 12, 2017, as mailed.

On motion by member Taranto, seconded by Member Riegelmayr, and by the unanimous vote of the board present it was agreed to approve the minutes.

- 2- Review of the Monthly Building Report for December 2017.

Mr. Curenton reviewed the building report. There were 3 new houses permitted in the month of December.

RE-ZONING & LANDUSE APPLICATION:

- 3- Consideration of a request for a Land Use Change from Residential and Commercial to a PUD Mixed Use Commercial. Re-Zoning from R-2 Single Family Mobile Home and C-2 of a 57.08 acre parcel lying in Section 36, Township 8 South, Range 7 West, 105 Island Drive, Eastpoint, Franklin County, Florida. The PUD will consist of 180 RV Slips, 85 Dwelling Units, and a Restaurant/Bar Lounge, with liquor sales and including indoor and outdoor seating capacity of 200. Request submitted by Craig R. Dermody, authorized agent for Max Cross, applicant.

Per Mark Curenton, County Planner since submitted the customer has made some revisions on his proposed plan. He now wants to have 150 R.V. Slips, 75 Dwellings, and 175 person seating capacity in the Restaurant and Bar area.

Member Frink asked Mr. Curenton why does the County create PUD'S

Per Mr. Curenton a PUD is normally created or proposed when a project doesn't fit into normal zoning, a PUD allows the customer to customize their zoning to comply with their project.

Craig Dermody stated that within their proposed resort they will have a 5 acre resort style pool, and they will offer paddle boarding on the 5.11 acre lake. The upscale resort will be a place to "relax and live." The buildings will be constructed with eco friendly materials. The 75 proposed houses will have a communal park. The restaurant and bar will have "quiet hours." This development will have a material economic impact on the area. This project will bring in many jobs.

Mr. Hodges stated that 14% will be single family housing, 1.3 units per acre, 28% will be R.V. Park, 150 RV slips with a 5.11 acre lake and 1% commercial (.65 acres) 1.2 acres will consist of maintenance and storage space, 1 acre for common area which will be on the north end of the lake. The largest percentage of the property is open area and conservation.

This will be a high end motor coach resort. The single family area is adjacent to other homes with a 3 ½ acre buffer.

Four proposed points of ingress and egress off of Begonia Street, South Bayshore Drive, and two off of Island Drive which will be the main entry to the RV area.

Member Taranto asked Mr. Hodges if he planned on building the houses to sell or rent.

Per Mr. Dermody, building and selling is the plan. The homes will range from 400-700 square feet. They will be affordable homes or vacation homes. They will be built on a foundation.

Member Taranto asked if the homes will be rented to individuals.

Per Mr. Dermody they will be sold and the owner may or may not rent them out.

Member Riegelmayr wanted to know what the rear portion of the property is zoned.

Mr. Curenton stated that the rear portion of the property is currently zoned C-2 & R-2.

County Attorney Mr. Shuler gave the customer a chance to ask county staff any questions.

Mr. Dermody (applicant) stated as of now they had presented their plan and would like to move to the next step.

Member Ward asked about the water and sewer hookup available on the property.

Mr. Hodges confirmed they will be using Eastpoint Water & Sewer.

Member Riegelmayr asked Mr. Hodges what kind of buffer they will have. Mr. Hodges stated they will have a 10 foot buffer for the commercial property, and south of the property. 10 foot buffer for the 4 acre conservation area and a 75 foot buffer on the west side with a 10 foot buffer between the single family area.

Member Frink asked what kind of plants they will be using for the buffer.

Mr. Hodges confirmed they will use native species. It will be very dense evergreen plants, and they will be low maintenance.

Member Riegelmayr asked County Planner Mr. Curenton if he knew what the increase in density would be existing to the new plan.

Mr. Curenton stated there is no way to confirm because its not all residential some is commercial.

Member Riegelmayr asked if the density would increase at all and how would the increase compare to the Comprehensive Plan.

Mr. Curenton stated that the proposed area is located in Eastpoint within the Urban Service area. Part of the plan was to bring growth to the area and they do have water & sewer available.

Mr. Dermody stated that the RV Park does have seasonality to it. We would be low density compared. We plan to have a shuttle to take guests to and from St. George Island.

Member Riegelmayr asked if there would be any consideration to evacuating the park with only one way to exit.

Mr. Dermody stated they had talked about it and people would leave before the last minute. There will be four points of ingress and egress which will help with traffic.

Mr. Curenton stated last summer Franklin County had a mandatory evacuation which seemed to go very well. We had no complaints. RV Parks are normally evacuated prior to everyone else.

Prior to the meeting I took a look at the preliminary figures on Island Drive and Bayshore Drive. Island Drive has about 4,900 vehicles pass through daily. With the speed limit and the road that's very low.

Mr. Dermody stated they will have a website and an evacuation route will be included in that website for guests to use. Also he doesn't believe the guests will choose to take Bayshore being the lower trees will hit the RV.

Several citizens were opposed.

Hank Kalzaski is opposed he lives on Bayshore Drive. He stated that being the R.V. Park has 150 slots that would make it 5 times bigger than any other local R.V. Park, and he believes that all of the extra traffic would cause traffic to back up on the St. George Island bridge especially in the event of a storm.

Lavern Holeman is opposed and she lives on Bayshore Drive. She stated the construction will destroy the nature and Bayshore Drive already has a sign that states no thru trucks.

Gail Dodds is opposed to the project and she is an Eastpoint resident. She asked if DOT had reviewed this project for traffic issues. The ingresses and egress both lead to Highway 98 which is only a two lane road. She also was concerned that no letters were sent out to surrounding property owners nor local residents.

Mr. Curenton stated that letters are not mailed out when a project is first presented to the board but when and if a public meeting is held they are sent out at that time.

Anthony Partington is an Eastpoint resident and he is opposed to the project. He stated there are 5 R.V. Parks within a 75 mile radius. The largest one has 69 slots. He questions if Island Drive can handle that many cars commuting daily. He also stated that although the property has water and sewer available through Eastpoint Water Department they would still need additional construction to connect everything properly. The proposed evacuation route is questionable and litter would be an issue as well.

Tammy Flagg is a resident of Bayshore Drive and is opposed to the project. She wondered if the project manager and property owner had realized how many failed subdivisions we have here in Franklin County. She doesn't like the fact that they will have a bar serving liquor and wine. She is a current resident was denied an additional septic tank for an addition she wants to build but can't seem to fathom these property owners wanting a septic system on .65 of a acre for a dwelling. She wanted to know if the guests would have a limited stay.

Gail Riegelmayr is a St. George Island resident and is opposed to the project. She is concerned about the quality of life. Density is a major concern for her. If the property owner plans to build 75 homes, figure 2 cars per home with 150 R.V. slots that adds 300 cars commuting. The project manager stated there will be a seasonality to the R.V. Park. Mrs. Riegelmayr stated that the current parks do not have a season. They are always busy. The County now has just as many winter guests as we do summer.

David Dail lives on Bayshore Drive and is opposed to the project. He says the traffic on Bayshore Drive is already bad and he doesn't want to add to it.

Jeanie Dail lives on Bayshore Drive and is opposed to the project. She informed the Board that last year the Sheriff was involved with traffic issues and currently patrols the area. Being the proposed footprints of the houses range from 400-700 square feet she can't fathom someone wanting to buy a house that small to live in as a permanent residence.

Daniel Buey lives on South Bayshore and is opposed to the project. He said the revenue is concentrated in that one PUD. It will not benefit the locals nor local businesses. If constructed that will put 75 rental units directly behind his house.

Marie Marshall is an Apalachicola resident and is opposed to the project. She asked why letters were not sent out to notify the public about the project and again it was confirmed that sending out letters is not part of Planning & Zoning's regular procedure. Letters are sent out for a public hearing.

Diane Howe moved here from Ft. Lauderdale. She has a 1300 square foot house. Her taxes are higher than the local R.V. Parks. St. George Island is a very congested beach and area in general. She doesn't believe it can handle 300 plus more people. She believes it takes away from St. George Island rentals and jobs.

Elaine Kozlowsky is a local resident and is opposed to the idea. She believes this idea is foreign to our County.

County Attorney Michael Shuler stated that the project manager had the opportunity to rebuttle to any public comments.

Mr. Dermody stated that he understands the concerns. He and the property owner will do their best to address all concerns. They would have privately reached out to locals and surrounding homeowners had they had more time. He would still like to meet with individuals and discuss their concerns.

County Attorney Michael Shuler asked Mr. Dermody if he was stating that he wanted the project to be tabled.

Per Mr. Dermody, no.

Member Frink asked if the board had a motion.

The project was a 5/0 vote. All Board Members were opposed to the project.

REVIEW OF ORDINANCES:

- Review of the Development Standards and Restrictions for the Use of Metal Structures and Pole Barns as a Single Family Detached Dwelling within Franklin County.

Member Frink stated that the ordinance doesn't specify that the buildings are required to have windows.

Mrs. Kelly stated that the Florida Building code specifies the number of windows a dwelling must have. So it will be enforced by the Florida Building Code.

County Attorney Michael Shuler asked if the board wanted to impose any other standards.

Susan Antekeier stated that the metal building on Bayshore Drive doesn't have windows although we just stated that the Florida Building Code states they must have windows and how many they are required to have.

- Review of the St. George Island Corridor Overlay District for Property Located Within A 2,100 Foot Radius of the Center Point of the Intersection of Franklin Boulevard and Gulf Beach Drive.

Member Burgess asked if the business owners are allowed to have signs that direct their customers in and out?

County Attorney Michael Shuler stated that the ordinance doesn't specify, and asked if Member Burgess would like him to add it.

Per Member Burgess, yes.

Member Riegelmayr asked if there was a way we could "protect the dark skies."

County Attorney Michael Shuler recommended that maybe we could expand the Turtle Lighting Ordinance to cover the entire island.

Mrs. Riegelmayr wants to the County to look at ways to keep the commercial district on the island but not expand it nor mix it with residential zoning. She also wants to prohibit bounce houses or any type of amusement park activities.

With there being no further discussion, the meeting was adjourned at 8:52 p.m.

Amy Kelly, Zoning Administrator



John Murphy, Chairman