

Franklin County Planning & Zoning Minutes

March 13, 2018 at 6:30 P.M.

Franklin County Commission Room

Members Present: John Murphy (Chairman) Skip Frink, Paul Riegelmayr, T.J. Ward, Joey Taranto

Members Absent: All members were present.

Staff Present: Amy Ham-Kelly, Cheyenne Cruson

Call to order: The Chairman called the meeting to order at 6:30 p.m.

1. Approval of the minutes of the meeting held, Tuesday, January 9, 2018, as mailed.

On motion by Member Frink, 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 January and February 2017.

Mrs. Kelly reviewed the building report. There were 13 new houses permitted since January. 5 in Eastpoint, 1 in Lanark, 1 in Apalachicola, and 6 on St. George Island.

3. 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. 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)

In brief discussion of the above item Mr. Plummer stated that they have obtained the consent order in the location that the dock was built. The front of the dock has been shifted to the east. The terminal platform is no greater than 160 feet. The dock meets the riparian right lines by 25.01.

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

4. Consideration of a request to construct a Single Family Residential Dock located at Shell Harbor, Lot 19, also known as 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)

Per Dan Garlick, they are trying to make the lines perpendicular for the docks.

Member Taranto asked how many lots does the State look over when approving docks?

Dan Garlick stated it's a case by case situation.

Chairman Murphy asked if the board was considering the Walsh and Stager projects.

Dan Garlick confirmed they were. The projects are identical.

Mrs. Kelly stated that Ms. MaryAnn submitted a drawing to show neighboring docks will not impede riparian right setback lines and that DEP has approved the site plan.

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

5. Consideration of a request to construct a Single Family Residential Dock located at Shell Harbor, Lot 20, also known as 1763 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 and a 6 x 26 foot terminal platform with (2) 12 x 20 uncovered boatlifts. The dock will be 2,816 sq. ft. Customer has DEP permits. Approval will be contingent upon Army Corps of Engineer permits. Request submitted by Garlick Environmental Associates. Inc. agent for Michael Walsh, applicant. (Has a house)

This item was discussed and approved with item #4.

6. Consideration of a request to construct a 30' x 35' storage building and add a 20' x 25.2' addition to the existing building. Located at Lot 3 & 4, Block 4, Unit 1, West Gulf Beaches, St. George Island, Franklin County, Florida. Request submitted by David Duncan, agent for Plymel Properties.

Per Mr. Duncan, Mr. Plymel purchased this building to use as a storage unit for his local rental houses. The current septic system was permitted in 1998. Mr. Plymel has agreed to upgrade to an aerobic system. By adding a new septic system and it will give Mr. Plymel 20 more feet of space for his proposed addition.

The entry of the storage building will be on the rear and should not affect traffic on Gulf Beach Drive.

Chairman Murphy asked if the metal building will only be used for Mr. Plymel and not be rented out.

Mr. Duncan confirmed that the existing building will be used for storage as of now.

Member Taranto asked if the addition and storage fit into the new overlay.

Mrs. Kelly stated that they would have to fully comply with the new St. George Island Overlay Ordinance 2018-02. The County will be creating a checklist form to ensure that all requirements of the ordinance are met. This project will need additional parking. At least 9 parking spaces with 1 handicap. The plan currently has 6 total. The maximum lot coverage for this parcel is 80% Mr. Plymel currently falls under 40%.

Mr. Duncan stated they can add 3 more parking spaces and can do away with the driveway.

Chairman Murphy asked how tall the storage building is and if the building will be a pre-fab building.

Mr. Duncan said the building will be a ribbed metal red iron building. It will be structural with a roll up entrance. This will not be for commercial use.

Mrs. Kelly confirmed this property is not in a flood zone.

Member Riegelmayr asked if Planning & Zoning board will see this project again.

Per Mrs. Kelly the Planning & Zoning board will only see the project once. and from there will go before the BOCC.

Gail Riegelmayer asked if the office spaces will be rented individually.

Mr. Duncan stated their intention is to rent them for commercial office buildings.

Member Frink asked if the number of parking spaces are distinguished by what type of business resides in the building.

Per Mrs. Kelly yes, and as of now Mr. Plymel will actually need 10.

Mr. Duncan stated that they can do more parking spaces in the rear at the existing storage building area.

Mrs. Riegelmayer stated that the parking spaces on Gulf Beach Drive are located on a very busy street. Could Mr. Plymel utilize parking in the rear of the property for the parking?

Chairman Murphy asked if the parking area in the front deep enough to back out into the open portion of the road.

Mr. Duncan said none of the commercial buildings are. There is walking space behind vehicles.

Mr. Riegelmayer asked where is the right of way for Gulf Beach Drive and are the current parking spaces in the right of way.

Mr. Duncan said no they are on the property and there is 35 feet from the front of the building to the property line.

Member Frink asked if the parking spaces could be angled.

After much discussion of the above item it was agreed to recommend the item to the Board of County Commissioners for approval. Contingent upon meeting all overlay requirements. On motion by Member Riegelmayer, seconded by Member Frink and by the unanimous vote of the board present.

RE-ZONING & LANDUSE APPLICATIONS:

7. Consideration of a request for a Land Use Change from Commercial to Public Facilities and Re-Zoning from PUD-Commercial to Z-1 Public Facilities on property described as Tract D, Summer Camp West, Phase 1A & B, St. Teresa, Franklin County, Florida. Request submitted by Jeff Stauffer, agent for Florida State University Real Estate Foundation, Inc.

Member Frink asked how far the property was from the restaurant area.

Mr. Stauffer stated its about a quarter of a mile. They may eventually want storage to keep equipment out of the salt air.

Chairman Murphy asked if the Marine Lab is zoned Z-1.

Mrs. Kelly stated she would have to confirm.

Chairman Murphy asked if in the future storage was constructed would it be on the north side of the parcel?

Mr. Stauffer stated no because it couldn't be constructed in the wetlands.

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

SPECIAL EXCEPTION:

8. Consideration of a request for an Exception to locate a Church within an existing

building located at 207 US Highway 98, Eastpoint, Franklin County, Florida in a C-2 Commercial Business District. Request submitted by Anthony Middleton, agent for Go With God Ministries, applicant.

Mr. Taranto asked if this is approved and the building becomes vacant if they ever wanted to have another church there would they have to have a special exception as well?

Per Mrs. Kelly, yes they would.

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

There being no further discussion the meeting was adjourned at 7:39 p.m.

CHAIRMAN: _____

John Murphy

ATTEST:

Amy M. Kelly, Zoning Administrator