

Franklin County Planning & Zoning Minutes

April 10, 2018 at 6:30 P.M.

Franklin County Commission Room

Member's Present: John Murphy (Chairman) Jerry Jackson, Skip Frink, T.J. Ward, Paul Riegelmayr

Member's Absent: Joey Taranto

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, March 13, 2018 as mailed.

On motion by Member Riegelmayr, seconded by Member Frink, contingent upon a spelling correction on the last page.

2. Review of the Monthly Building Report for March 2018, as mailed.

Mrs. Amy Kelly reviewed the Building Report. There were 3 new houses permitted in March. 1 on St. George Island, 2 in Eastpoint.

3. Consideration of a request for Commercial Site Plan Review to construct a two story steel building less than 5,000 square feet and the rehabilitation of the existing dock structure as it exists in area cover and dimensions. Located at 500 U.S. Highway 98, Apalachicola, Franklin County Florida. Request submitted by Dan Garlick Environmental Associates. Inc. agent for Cary Williams, applicant.

In brief discussion of the above item. Amy Kelly stated that the dock will be rehabbed staying within the same footprint.

A 5,000 square foot building will be constructed and will meet base flood elevation. There will be one entrance off of highway 98. They will have 5 parking spaces and 10 employees. In this zoning there is no specific parking regulations. If the exceed a 5-1 slope on the loading dock they will need engineering.

Dan Garlick stated that he and the property owners are meeting with an engineer to discuss a retaining wall which will be included in the final plans.

Cary Williams stated they will be growing spats and will put them out for lease.

Chairman Murphy asked if there will be any column leases in the Apalachicola Bay.

Cary Williams stated that they have applied for them.

Dan Garlick stated not at this time they would like to use water from the Bay for the spats, to nourish them.

Chairman Murphy asked if the plumbing would exceed 2 Mile Channel.

Dan Garlick stated that the plumbing will not exceed the 2 Mile Channel. Also the water quality will be monitored regularly.

T.J. Ward asked about the discharge pipe.

Per Dan Garlick the area flushes well in the area. Water comes into the cut and again it will be tested regularly.

Cary Williams informed the board that they planned to have a filter on the discharge side and instead they will have a French drain of 150 feet. The drain will go into the ground.

John Murphy asked how many gallons will be pumped through, and will they fill tanks and discharge gradually or everyday.

Cary Williams stated they will change the water every 3 days. As the oysters grow we will not need to change it as often being you drain them and refill them.

Per John Murphy, there is a lot of water going through the drain.

Dan Garlick confirmed there is but it evens out. This project is principle use and meets all requirements for the C-1 Zoning District.

John Murphy asked how many docking slips there are and will this facility strictly be a nursery and not an oyster house.

Dan Garlick stated there are 6-7 docking slips right now and that this will not be a whole sale business but the oyster will be sold and shipped out.

Paul Riegelmayr would like to know more about the discharge into the bay.

Dan Garlick stated that the Department of Agriculture will be monitoring all the time, they currently monitor our bay.

Amy Kelly asked Dan Garlick if they will be connected to City Water and Sewer.

Dan Garlick confirmed they will be. He has already inquired with the City of Apalachicola and they are able to connect with their utilities.

On motion by Member Frink, seconded by Member Ward 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 for Commercial Site Plan Review to construct a Convenience Store located at 214 Highway 98, Eastpoint, Franklin County Florida. Request submitted by Dan Garlick Environmental Associates. Inc. agent for Hassan Fakhari, applicant.

During brief discussion of the above item Amy Kelly stated that they are required to have 13 parking spaces and have 14 allotted, 10 fueling stations, and 3 entrances off of Highway 98, Begonia Street, and Creamer Street. There are isolated wetlands on the property.

They will be required to do a mitigation plan through the resource permit and that will be put into the planning phase.

The isolated wetlands are regulated by the State of Florida and they are required to get an environmental resource permit and storm water to permit within the wetlands.

Skip Frink stated he is not familiar with unbarred gas tanks. He asked if the property owner will be required to have a wall or a fence if the gas tanks are not buried.

Per Amy Kelly the gas tanks will be buried on this project and they will be in the NW corner of the property.

Dan Garlick stated the property is in an A flood zone and they will be required to meet all flood requirements.

Gina Johnson engineer for the project stated that the storm water ponds will over flow into the existing wetlands then with the rest of the storm water overflow on the N.E and S.W. side of the into the wetlands then south onto Creamer Street.

John Murphy asked Gina Johnson what keeps the water off of the paved area. Per Gina the property boundary is higher.

John Murphy asked if there was going to be a problem with traffic, and how many acres is the site.

Dan Garlick confirmed the site is 10 acres.

John Murphy informed the board that he is opposed to the project. He doesn't feel comfortable having that much fuel so close to the Bay.

Dan Garlick confirmed that there will be distributors monitoring the tanks.

It was a four to one vote.

Yay:

Nay:

Paul Rigelmayer

John Murphy

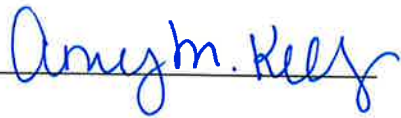
T.J. Ward

Skip Frink

Jerry Jackson

With there being no further discussion it was agreed to adjourn the meeting at 7:05 p.m.

Chairman: 
John Murphy

Attest: 
Amy M. Kelly, Zoning Administrator