

Franklin County Planning & Zoning Minutes

June 12, 2018 at 6:30 P.M.

Franklin County Courthouse Annex

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

Staff Present: Amy 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, April 10, 2018, as mailed.

On motion by Member Skip Frink, seconded by Member Joey Taranto, and by the unanimous vote of the board present, it was agreed to approve the minutes as mailed.

2. Review of the Monthly Building Report for April and May 2018.

Amy Kelly reviewed the building report. There was 11 new houses permitted in the months of April and May. 6 on St. George Island, 2 in Eastpoint, 1 in Carrabelle, 1 in St. Teresa, 1 on Alligator Point, and 2 Mobile Homes in Carrabelle.

CRITICAL SHORELINE APPLICATION:

3. Consideration of a request to construct a Single Family Dock located at 639 Highway 98 Eastpoint, Franklin County, Florida. The proposed uncovered terminal is 8' x 20' with a 4' x 150' dock, and 2 mooring pilings. Approval will be contingent upon DEP and COE permits. Request submitted by Larry Joe Colson, A1 Quality Docks Inc, agent for Jeffery Hunnicutt, applicant. (Has House)

In brief discussion of the item above Mrs. Kelly stated that approval will be contingent upon DEP and COE permitting. Chairman Murphy asked if the customer met all setback requirements. Mrs. Kelly confirmed that it does.

On motion by Member Riegelmayr, seconded by Member Taranto, 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 Dock located at Lot 32, Unit 1, Holiday Beach. Also known as 11 Mardi Gras Way, Alligator Point, Franklin County, Florida. The proposed uncovered terminal is 8' x 20', with a 4' x 24' dock, an 8' x 8' lower platform, with a set of 4' x 5' steps. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Larry Joe Colson, A1 Quality Docks Inc., agent for James Widener, applicant. (Proposed House)

In brief discussion of the above item Mrs. Kelly stated that the project meets all riparian right lines.

Mr. Larry Joe Colson stated that the riparian right lines for narrow lots make it hard for people to construct docks. They need to be allowed to have more than 10 feet. He stated that in the past contractors were able to build within 10 feet of a manmade canal. Franklin County does not allow them to do so.

Mrs. Kelly stated that the dock ordinance specifies 25 feet riparian right lines.

Mr. Frink asked what the process would consist of to change something like this.

Mrs. Kelly stated that we would have to go through DEP and COE and compare the numbers then it would have to go before the County Attorney and the Board of County Commissioners.

Mr. Larry Joe Colson stated that Mr. Widener would like to stagger his dock to give room for other neighboring property owners to build a dock and protect the trees on his lot.

Mrs. Riegelmayr suggested that the County not change the entire working of the dock ordinance but just review them case by case.

Mr. Larry Joe Colson said DEP normally does case by case. They change the riparian right lines depending on the size of the property. We would like to approve this project as it is but consider changing the ordinance for future construction.

Member Ward said it looks like the existing docks are already within 10 feet of the land and asked when the ordinance was created.

Mrs. Kelly confirmed that most of the docks that are within 10 feet of the land were built before the ordinance was created.

Member Ward said the properties on the canals definitely do not have enough room to construct and meet setback requirements.

On motion by Member Taranto, 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 Dock located at Lot 5, Alligator Point Sub. Also known as 1559 Alligator Drive, Alligator Point, Franklin County Florida. The proposed covered terminal platform will be 8'x20', with a 4'x250' dock, and 2 uncovered boat lifts. Customer has DEP, and COE permits. Request submitted by David Keith, Dock's for Less, agent for William and Diana Muroski, applicants. (Has House)

Per Mrs. Kelly stated the customer has DEP and COE permits. The dock ordinance states that you are required to have 25 feet for Riparian Right Lines. This dock has 24 feet on one side and 27 feet on the other side. The customer has room to shift the dock and meet the requirements. Approval should be contingent upon shifting the dock to meet the 25 feet Riparian Right Lines.

Member Ward asked if there was a reason why the dock has been shifted.

Mr. Muroski stated he wasn't aware that the dock was able to be shifted.

Chairman Murphy asked Mr. Muroski if he drew the plans for his dock.

Mr. Muroski said he did to present to DEP.

On motion by Member Frink, seconded by Member Riegelmayr, and by the unanimous vote of the board present, it was agreed to recommend the item to the Board of County Commissioners for approval. Contingent upon the dock not being within the 25 feet setback.

RE-ZONING & LANDUSE APPLICATION:

6. Consideration of a request for a Land Use Change from Commercial Business District to Mixed Use Residential Commercial. Re-Zoning from C-2 Commercial Business District to C-4 Mixed Use Residential Commercial of Unit 1, Block 2W, Lot 20, also known as 115 West Pine Avenue, St. George Island, Franklin County, Florida. Request submitted by Pandora Schitt agent for Teresa & Mark Milliken, applicant.

Per Mrs. Kelly this is a rezoning request because the property is currently zoned commercial. Surrounding properties are already zoned C-4 except for a couple of lots. This project will also have to meet all requirements of the St. George Island Overlay Ordinance.

Member Riegelmayr stated that his understanding of the new Overlay District Ordinance was that any future C-4 zoning used for residential purposes will have to have some kind of commercial component. It can't be another short term rental place.

On motion by Member Taranto, 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.

SKETCH PLAT APPROVAL:

7. Consideration of a request for Sketch Plat Approval of a 1.91 acre parcel also known as Tract 10, Phase II, East End Beaches, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for multiple owners.

Mrs. Kelly stated this customer has five lots (lots 1-5.) They will be removing a common area to join two lots. There is a new house on lot five.

Member Riegelmayr asked if they will wanted to connect two lots.

Per Mrs. Kelly, yes.

Mrs. Barbara Sanders, representative for the owners stated that the square footage for the common area is the same as existing they are just relocating it.

Member Frink asked if they common area is just sand?

Per Mrs. Sanders, yes.

Chairman Murphy asked wanted to confirm that they are not creating a new subdivision.

Per Mrs. Kelly they are not, just modifying the existing, however a re-plat is required.

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. Contingent upon all property owners agreeing.

8. Consideration of a request for a Sketch Plat Approval of a one unit subdivision called Five Branches IIc, a 2.0 acre parcel also known as Lots 19 & 20, Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Five Branches, LLC.

Per Mrs. Kelly this is another 1 unit subdivision. The final plat will show two lots combined as one.

Chairman Murphy asked if Mrs. Kelly was comfortable with approval without the corrected plat.

Mrs. Kelly said she is ok with it but the final plat will have to show two lots combined.

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

COMMERCIAL SITE PLAN REVIEW:

9. Consideration of a request for Commercial Site Plan Review to construct a 5,000 sq. foot building. Located at the corner of Highway 98 and South Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted by Mark Llewellyn, agent for Billy Schultz, applicant.

In brief discussion of the above item Mrs. Kelly stated her and County Planner Mr. Currenton reviewed this project because they had a call concerning the 40 foot easement. We have contacted the customer and they are correcting it.

This project will be 5,000 square feet and will have 5 commercial spaces. There is a 40 foot easement. The storm water pond has been moved upward. It is not within the easement. The project meets all requirements.

Member Riegelmayr asked what kind of business is being proposed.

Heath Galloway stated there will be speck buildings used for office and storage space.

Mr. Shultz stated the buildings are going to be like a store front look. There will be a canopy across the front with glass.

Mrs. Kelly stated their requirement for 25 parking spaces and the customer has proposed 27. They have a dumpster area, and a loading/unloading area.

Member Riegelmayr asked what the property to the south is zoned.

Per Mrs. Kelly looks as if it is zoned residential.

Mr. Shultz stated he will be leaving a 40 foot buffer between them parcels.

Member Frink asked is there room for a full size tractor trailer to back in the area?

Mr. Shutlz stated they need 100 feet but they are trying to avoid big tractor trailers, and keep it small.

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

With there being no further discussion the meeting was adjourned at 7:13 p.m.

Chairman: _____


John Murphy

Attest: _____


Amy M. Kelly, Zoning Administrator