

**Franklin County Planning & Zoning Minutes**  
**December 11, 2018 at 6:30 P.M.**  
**Franklin County Courthouse Annex**

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

Staff present: Cheyenne Cruson, Amy Kelly.

1. Approval of the minutes of the meeting held, Tuesday, September 11, 2018.

On motion by Member Riegelmayr, seconded by Member 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 September-November 2018.

There was 13 new houses permitted from September to November. Three in Eastpoint, Four in Apalachicola, Three on St. George Island, one in Carrabelle, one in Lanark, and one in St. Teresa.

**CRITICAL SHORELINE APPLICATION:**

3. Consideration of a request to construct a 1,452 sq. foot single family dock with consisting of 333ft x 4ft access walkway, a 20 ft x 6 ft terminal platform, and one 10ft x 20ft uncovered boatlift. Located at 1229 Watkins Cove, St. George Island. Florida. Customer has their DEP and COE permits. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Joe Thompson. (Proposed House)

During brief discussion of the above item Amy Kelly confirmed that the project meets the Riparian Right Lines and they have 29 feet on each side.

On motion by Member Riegelmayr, and 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.

4. Consideration of a request to remove a dilapidated marina and construct a new 7- slip commercial marina within the same configuration as the existing structure. Located at 500 West Highway 98, Apalachicola, Florida. Customer has their DEP and COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Apalachicola Oyster Company, LLC.

During brief discussion of this item Dan Garlick stated that the customer needs access to have a couple of vessels go back and forth to their oyster leases. Being the water in this area is shallow their idea would be to have a couple of flat bottom vessels. There will not be a fuel area for the vessels. Customer also has their DEP and COE permits.  
Per Amy Kelly there will be no piers on the south side.

On motion by Member Taranto, 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.

5. Consideration of a request to construct a 1,356 sq. foot single family dock with consisting of 300ft x 4ft access walkway, a 26ft x 6ft terminal platform, and two 12ft x 20ft uncovered boatlift. Located at 1470 Alligator Drive, Alligator Point, Florida. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Christopher Register. (Proposed House)

During brief discussion of the above item Amy Kelly stated that the Customer has a proposed house and they meet their Reparian Right Lines. They have 30 feet on each side.

Member Taranto asked why the dock is at such an angle.

Per Dan Garlick the dock built to the right was not built correctly.

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.

6. Consideration of a request to construct a 1,056 sq. foot single family dock with consisting of 224ft x 4ft access walkway, a 16ft x 16ft terminal platform, and two 12ft x 20ft uncovered boatlifts. Located at 701 Buck Street, St. George Island, Franklin County, Florida. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Kenneth Bowman. (Proposed House)

During brief discussion of the above item Dan Garlick informed the Board that this customer has had a variance granted for a proposed house on this parcel. They also agreed to install a performance grade system.

Chairman Murphy asked if there was any riprap.

Per Dan Garlick, there is limestone boulders.

This item was a 6 to 1 vote.

Yay:  
John Murphy  
Nancy Deal  
Jerry Jackson  
Skip Frink  
Joey Taranto  
T.J. Ward

Nay:  
Paul Riegelmayr

7. Consideration of a request to construct a 1,432 sq. foot single family dock with consisting of a 318ft x 4ft access walkway, a 20ft x 6ft terminal platform, and 2 12ft x 20ft uncovered boatlifts. Located at 2031 Turpentine Trail St. George Island, Franklin County, Florida. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Billy Shultz (Island Palms SGI, LLC,) (Proposed House)

Per Amy Kelly there is no site plan in the file for this parcel. Approval of the project will be contingent upon receiving a site plan showing that a minimum of a 1,000 square feet house can fit on the parcel.

On motion by Member Riegelmayr, 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. Contingent upon a site plan.

8. Consideration of a request to construct a 1,036 sq. foot single family dock with consisting of a 229ft x 4ft access walkway, a 6ft x 20ft terminal, and a one 12ft x 20ft uncovered boatlift. Located at 1544 Alligator Drive, Alligator Point, Franklin County, Florida. Customer has their DEP permit, and is exempt from COE permitting. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Robert Kirby. (Proposed House.)

Amy Kelly confirmed the owners also owns the parcel across the street. They meet the Riparian Right Lines.

Member Taranto stated that approval of this project will be contingent upon a site plan.

On motion by Member Taranto, 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. Contingent upon a site plan showing that a house can be constructed on the parcel.

#### LOT RECONFIGURATION:

9. Consideration of a request to reconfigure lots 1 & 2, Block 105, Vrooman Estates (Unrecorded Plat) Lying in Section 31, Township 8 South, Range 6 West, Eastpoint, Franklin County Florida. Request submitted by Jessica Ard and April Rester, Applicant.

Applicant withdrew.

#### SKETCH PLAT APPROVAL:

10. Consideration of a request for a Sketch Plat Approval of a one unit subdivision called Leisure Landing, a 2.0 acre parcel also known as Lots 19, 20, & 21 Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Leisure Landing.

In brief discussion of the item above Amy Kelly reminded the board that this item came before us in September as two lots. The customer has now incorporated an additional lot. This is a three acre parcel.

Member Frink asked if there were any other changes to the project.

Per Amy Kelly no, just added an additional lot.

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.

**FINAL SKETCH PLAT APPROVAL:**

11. Consideration of a request for Final Plat approval for Resort Village III. Converting existing lots into common areas. Request submitted by Barbara Sanders, agent for the St. George Island Plantation Home Owners Association, applicant.

Per Barbara Sanders there have been no changes since the project came before the Board in September.

On motion by Member Frink, 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.

12. 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.

In brief discussion of the above item Mrs. Sanders stated that the customer wants to take 7,200 square feet from one parcel and add it to another.

On motion by Member Riegelmayr, 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.

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

  
\_\_\_\_\_  
Amy Kelly, Zoning Administrator

  
\_\_\_\_\_

John Murphy, Chairman