

ORIGINAL

**Franklin County Planning & Zoning Minutes**

**February 12, at 6:30 P.M.**

**Franklin County Courthouse Annex**

**Commission Present:** John Murphy-Chairman, Skip Frink- Vice Chairman, Joseph Taranto, T.J. Ward, Paul Riegelmayr, Jerry Jackson and Nancy Deal.

Commission was called to order by Chairman, John Murphy at 6:30 p.m., who thereafter presided.

1. Approval of the minutes of the meeting held, Tuesday, January 8, 2019, as mailed.

On motion by Member Riegelmayr, seconded by Member Taranto, and by unanimous vote of the commission present, it was agreed to approve the corrected minutes of the meeting held on December 11, 2018 and January 8, 2019, as mailed.

2. Review of the Monthly Building Report for January 2019.

On motion by Member Riegelmayr, seconded by Member Taranto and by unanimous vote of the commission present, it was agreed to approve the corrected minutes of December 11, 2018 and the minutes of the meeting held on January 8, 2019, as mailed.

3. Review of the Monthly Building Report for January 2019.

In brief discussion of the Monthly Building Report for January 2019, Amy Kelly, Zoning Administrator stated that there were five new houses permitted, (Alligator Point 1, St. James 1, Carrabelle 1 and St. George Island 2). Chairman Murphy requested more information concerning the seawall permits issued at Bay North. Ms. Kelly stated she would look into and report the findings.

**Critical Shoreline Application:**

4. Consideration of a request to construct a Single Family Private Dock located at 193 Harbor Circle, Alligator Point, Franklin County, Florida. The proposed walkway will be 200'ft x 4'ft (800 sq ft), a 21ft' x 12ft' (252 Sq Ft) terminus, a 12'ft x 12ft' (144 sq ft ) boatlift, on an existing 78ft' x 4ft' (312 sq ft ) existing dock. Applicant does not have their DEP or COE Permitting. Request submitted by Larry Joe Colson, Larry Joe Colson Inc. agent for Bruce Stinson, applicant. (Has House)

In discussion of item 3, Member Taranto had concerns about the length of the dock. Larry Colson, agent for this project stated the applicants were extending the dock to get out to a greater depth and at the requested length it would be about an average of 4 feet in depth at the end of the extended dock. Member Deal expressed concerns over setting a new standard of extended the length of docks and piers. Member Ward asked what the maximum length allowed. Ms. Kelly stated DEP allows up to 500 feet, however our Dock Ordinance does not specify a maximum length.

On motion by Member Frink, seconded by Member Riegelmayr and by the following vote, it was agreed to recommend Item 3 to the Board of County Commissioners for approval contingent upon receiving the DEP and COE Permits.

YEAS: Member Frink  
Member Riegelmayr  
Member Taranto  
Member Jackson  
Member Ward

NAY: Chairman Murphy

In brief discussion concerning dock lengths in Item 3 the commission had concerns about docks over 500 feet. Member Riegelmayr made a motion to amend the current Dock Ordinance to include a maximum dock and pier length of 500 feet. Member Taranto stated that in special circumstances would it be considered by asking for a variance to grant permission for docks extending farther than 500 feet in length and Ms. Kelly stated it would be required to request a variance and would be considered by the Board of Adjustments and to the Board of County Commissioners for a final decision.

On motion by Member Riegelmayr, seconded by Member Jackson and by unanimous vote, it was agreed to recommend that the Board of County Commissioners amend the Dock Ordinance to include a maximum dock or pier length of 500 feet.

5. Consideration of a request to construct a Single Family Private Dock located at Lot 5, Bay Pine Village, also known as 1309 Curlew Way, St. George Island, Franklin County, Florida. The proposed walkway will be 168' x 4' (672 sq ft ) with a 6' x 20' (120 sq ft) terminus added to the existing 152' x 4 (608 sq ft) dock. Applicant does not have DEP or COE permits. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc. Agent for Dana Brillante, applicant. (Has House)

In brief discussion of Item 4, Chairman Murphy questioned if the neighbors would have any issues if they wanted to extend their dock in the future. Ms. Kelly stated that they would need to meet their riparian right lines or have a professional survey showing they do not extend past the property lines. Alternate Deal questioned if the neighbors were aware. Ms. Kelly stated that when going through the process with DEP the adjacent property owners are notified.

On motion by Member Riegelmayr, seconded by Member Taranto and by the following vote, it was agreed to recommend Item 4 to the Board of County Commissioners for approval contingent upon receiving their DEP and COE permitting.

**ZONING ADMINISTRATOR'S REPORT:**

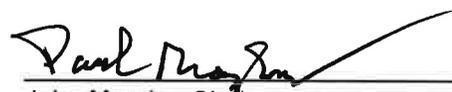
- Discussion of a date and time to hold a Workshop in our office during business hours with DEP about their permitting process.

In discussion of the workshop with DEP, it was requested to possibly have the meeting in the late afternoon of Tuesday, March 12, 2019. The Planning Commission also requested the Planning and Zoning Meeting take place just after the workshop ended in order for them to not have to leave and come back several hours later.

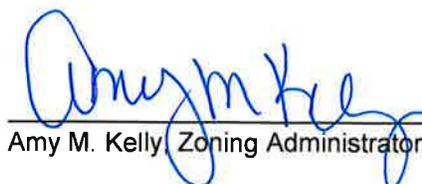
- New Alternate Member Lon Wilkens filling the Vacant Alternate 2 Seat for three months then placed in the "Science Seat"

Ms. Kelly mentioned that the Board of County Commissioners did appoint Lon Wilkens to "Alternate Seat 2" position on Tuesday, February 5, 2019 and after three months if he decides he would like to commit, he would then be placed in the "Science Seat." Ms. Kelly stated that Mr. Wilkens has a science background and that is a seat that has not been filled since Member Larry Perryman resigned. Member Riegelmayr confirmed that Mr. Wilkens was a very intelligent man and stated that the Board of County Commissioners will not be disappointed in their appointment.

There being no further discussion, it was agreed to adjourn at 7:13 p.m.

  
 \_\_\_\_\_  
 John Murphy, Chairman  
 Planning & Zoning Commission  
 Paul Riegelmayr

ATTEST:

  
 \_\_\_\_\_  
 Amy M. Kelly, Zoning Administrator