

# ORIGINAL

## Franklin County Planning & Zoning Minutes

April 9, 2019 at 6:30 P.M.

Franklin County Courthouse Annex

Commission present: John Murphy (Chairman) Paul Riegelmayr, Lon Wilkens, Jerry Jackson, Nancy Deal, Skip Frink.

Commission absent: T.J. Ward, Joey Taranto

1. Approval of the minutes of the meeting held, Tuesday, March 12, 2019 as mailed.

On motion by Member Riegelmayr, seconded by Member Jackson, 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 March 2019.

There were four new homes permitted in the month of March. Three on St. George Island, and one in Apalachicola.

### Critical Shoreline Application:

3. Consideration of a request to construct a Single Family Residential Dock located at Lot 11, Bay Cove Village, 2019 Turpentine Trail, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 371'ft. x 4' ft. with a 8' ft. x 20' ft. Terminus, with (2) 12' ft. x 20' ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates. Inc. agent for Steve & Heather Rash, applicant. (Proposed House)

During Brief discussion of the above item Dan Garlick confirmed the customers have their DEP permit but are still awaiting their COE permit.

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

Member Riegelmayr recused himself from this project.

### Final Plat Approval:

4. Consideration of a request for a Final Sketch Plat Approval of a 17 lot subdivision. Lying in section 34, Township 8 South, Range 6 West, located in Apalachicola, Franklin County, Florida. Request submitted by Thomas Shuler, applicant.

Per Mr. Shuler this project has been removed from this month's agenda.

**Commercial Site Plan Review:**

5. Consideration of a request to construct a 1,746 sq. ft. shed and enclose the existing Garden Center. Located in Section 31, Township 8 South, Range 6 West, also known as 268 US Highway 98, Eastpoint, Franklin County Florida. Request submitted by Oliver Sperry, agent for Taylor's Building Supply, applicant.

This project was dismissed from the meeting being there wasn't any one present to represent this project.

**Land Use & Re Zoning Change:**

6. Consideration of a request for a Land Use and Re Zoning Change from R-2 (Single-Family Residential/Mobile Home) and C-2 (Commercial Business District) to a PUD (Planned Unit Development) of a 57.08 acre parcel located at 105 Island Drive, Eastpoint, Franklin County Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, agent for Serenity Seaside Resort LLC, applicant.

Mrs. Dermody provided an informational packet on the proposed project. The packet covered information such as who the Builders and developers are, what Serenity Seaside Resort will consist of, the resort complies with the County's Comprehensive Plan, why the owners think it will be appropriate for Eastpoint and also stated that Serenity Resort fulfills an unmet need for Eastpoint.

Per Mr. Dermody there will not be any R.V'S.

Chairman Murphy asked if anyone from Eastpoint Water and Sewer was present at the meeting.

Per Dan Garlick the Dermody's have a line that runs down to their parcel. Billy Fuentes said they will have to pay their way for City utilities since the last few subdivisions have failed. The water line runs down Begonia and will cost the customer around \$400,000.00.

Chairman Murphy asked if they planned to use wetlands for water runoff.

Per Dan Garlick no they do not. North West Florida Water Management will regulate the wetlands not DEP since this will be a commercial site. They will regulate pervious and impervious road discharging water to trees etc. They will also obtain a DOT permit. The utilities will be underground. The project will be done in 3 phases and the main ingrese being on Island Drive which should make any necessary evacuation easier.

Chairman Murphy worries about the water running off into the bay. Per Dan Garlick the area is flat and they will be required to treat air water on site before they get a permit. They will be required to meet water standards.

Dan Garlick said the water will have to meet standards before they can get a permit.

Member Wilkens asked if the water runoff will affect Bayshore Drive.

Dan Garlick stated they have two drains now Running Northeast to Southwest their goal is to not have any water to the wetlands. Which is why they plan to have pervious roads which will slow down the water getting to the wetlands.

Talked about doing phasing. Will have a DOT permit. Waste Management. Utilities Underground. Water & Sewer will have to meet standards and capacity for Eastpoint Water and Sewer to take them on board.

John Murphy asked about the storm water retention areas.

Per Dan Garlick any open areas. Rolling hills with depressions. When you do the plans and start permitting the road that's when you will figure out the details of stormwater.

As of now Level of service on Island Drive is around 4,700 vehicles on the road. If you have a capacity of 200 cars a day leaving the site the level of service will increase around 2%. Will have a dot permit but the paliminary requirements looks like we will be ok on our level of service.

Trying to create more intimate road where you will have pervious roads with a curbed gutter to make

John Murphy: Where are storm water retention areas. When we do the roads that's where you will decide your storm area will be but that will be approved by the water management. But it is required on the comp plan.

Dan Garlick: 69.5 % is either open space, wetlands, buffers, and thing like that. Phased areas: 2 phase ones 1. Hotel and some cottages along the lake and some residential on the second phase 1. Includes pool grill and parking area.

The lake is manmade. Isolated lake. Tend to leave the lake as a feature. They have a wetland area that currently has some roads. May be able to enhance the ecological value. Would love to eventually get some boardwalks over the wetlands in the future.

John Murphy: stormwater retention areas. On the southside of the property will the storm water flow back?

Dan Garlick: Area is pretty flat. May could use it as a small retention pond water will be treated. Stormwater will be treated on site and will meet any standards before it gets off site. We have 70% of space where we can do that.

Nancy Deal: How does the water get to the bay?

Dan Garlick: It will get there because water runs down hill. What we want to make sure is that before the water gets anywhere that it is treated. Which we will have to meet those requirements before we can get a permit.

Being this will be a PUD you will have it controlled verses uncontrolled.

Lon Wilkens: Will stormwater leaving affect residents of the South side of Bayshore.

Dan Garlick: Treated or stormwater in general?

Lon Wilkens: Any water leaving the prop. How does it cross Bayshore.

Dan Garlick: There are two drains now and they both go to east bay they are componets of the wetlands.

The parcel is currently zoned R2 (Single Family Residential) and C2 (Commercial Business) With the current zoning we could now go for a hotel and then on the R2 zoned area we could do stick built or Mobile Homes. One acre would equal 47 Units.

That's why we think it will be better to do a PUD.

Depending on market that's when we will begin the 2<sup>nd</sup> phase.

**The following people are not opposed to the project**

1. Cliff Butler
2. Denise Butler
3. Brian Grenard
4. George Pruett
5. Pat O'Connell

**The following people were opposed to the project.**

6. Garry Curl
7. Jeanne Dail
8. Henry Kozlowsky
9. Elaine Kozlowsky
10. Laverne Holman
11. Tom Longhridge
12. Susan Antekeier
13. Sharon Sleeper
14. Lauren Luberto
15. Tony Partington
16. Scott Somero
17. Daniel Bue
18. Anthony Flagg
19. Patti Shuler
20. Shirley Barfield
21. Tammy Flagg
22. Beth Wright
23. Gail Riegelmayr

**The following are opposed for the following reasons:**

1. Pollution to the bay and soil.
2. Density.
3. Infrastructure.
4. Drainage
5. Traffic Increase
6. Water Run Off
7. Noise
8. Spot Zoning
9. Protecting Wildlife

1<sup>st</sup> Motion Paul Riegelmayr- to deny 2<sup>nd</sup> Jerry Jackson

Not unanimous:

Yay:  
Nay:

Nay:  
Yay:

John Murphy

Nancy Deal

Paul Riegelmayr

Skip Frink

Jerry Jackson

Lon Wilkens

1<sup>st</sup> Motion Failed

2<sup>nd</sup> Motion: Deal to recommend Public Hearing, seconded by Frink.

Not unanimous:

Nay:

Yay:

Paul Riegelmayr

Nancy Deal

Jerry Jackson

Skip Frink

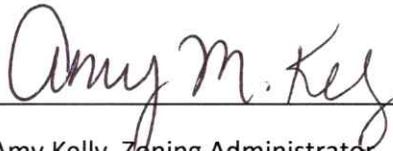
John Murphy

Lon Wilkens

2<sup>nd</sup> Motion failed.

With there being no further discussion, the meeting was adjourned at 8:47 p.m.

  
John Murphy, Chairman

  
Amy Kelly, Zoning Administrator