

# Franklin County Planning & Zoning Minutes

ORIGINAL

July 9, 2019

Commission Present: John Murphy (Chairman) Joey Taranto, Lon Wilkens, Jerry Jackson, Nancy Deal, Skip Frink.

Commission Absent: Paul Riegelmayr

1. Approval of the minutes of the meeting held, Tuesday, May 14, 2019 as mailed.

On motion by Member Taranto, seconded by Member Frink, 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 May & June, 2019.

There were 8 new houses. Three in Eastpoint, two on S.G.I. one in Alligator Point, one in Lanark, and one in Carrabelle. There were also 7 new mobile home permits issued.

## **Critical Shoreline Application:**

3. Consideration of a request to construct a Single Family Dock located Unit 1, Block U, Lot 5, also known as 2308 Highway 98 East, Carrabelle, Franklin County Florida. The proposed access walkway for the dock will be 197ft x 4 ft, with a 6ft x 20ft terminus, and one 12ft x 20ft boatlift. Approval will be contingent upon DEP and COE permitting. Request submitted by Garlick Environmental Associates, Inc agent for Orion Weddington, applicant. (Has House)

During brief discussion of the above item Amy Kelly stated to the board that the project meets all requirements. Approval will be contingent on receiving DEP and COE permits.

On motion by Member Wilkens, 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.

4. Consideration of a request to repair a Single Family dock located at Tract 3, Yancey Tracts, also known as 2602 Highway 98 East, Carrabelle, Franklin County Florida. The proposed project consists of repair to the existing 159ft access walkway, and construct a 154ft extension, as well as add a 8ft x 20ft terminus, and a 10ft x 20ft boatlift. Including the 636 sq ft of the existing walkway and the 616 sq ft of the proposed walkway, and the 160 sq ft terminus, the project total 1412 sq ft. Approval Contingent upon received DEP and COE permitting. Request submitted by Garlick Environmental Associates. Inc agent for Bobbie Whiddon. (Has House)

During brief discussion of the above item Member Taranto asked if the extension to the existing dock would make this dock the same length as the neighboring dock.

Per Dan Garlick, yes it does. The dock is extended to protect the sea grass and give adequate water.

On motion by Member Taranto, seconded by Member Jackson, 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 received DEP & COE permits.

5. Consideration of a request to construct a Single Family Dock located at Lot 4, Block 2, Unit 1, also known as 612 Mariner's Circle, Alligator Point, Franklin County, Florida. The proposed access walkway is 100ft x 4ft, with a 10ft x 16ft terminus, a 13ft x 20ft covered boat lift, and two additional pilings within Alligator Harbor Preserve. Customer has DEP permit and is exempt from COE permitting. Request submitted by Daniel Oligmueller, applicant. (Has House)

During brief discussion of the above item Dan Garlick stated that this dock is dilapidated and the customer would like to reconstruct it.

Per Amy Kelly this proposed project meets all dock ordinance requirements.

Member Lon Wilkens asked why there are two extra pilings but only one proposed boat slip.

Per Dan Garlick, there is an extra piling to help off load or future lift. You are allowed to have two boat slips.

Chairman Murphy asked if the neighboring boatlift are the same one being installed for this project. Questioning because of the height.

Per Dan Garlick, he is not sure. But normally the customers are not willing to pay extra for pilings just to have a higher roof and there is a regulation on height.

On motion by Member Frink, 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.

#### **Re-Zoning, Commercial Site Plan Review, & Sketch Plats:**

6. Consideration of a request to Re-Zone a 22.77 acre parcel from R1 to R1-A. Located at 2153 Highway 98, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc agent for William Simmons.

Chairman Murphy asked if this property was a subdivision.

Per Dan Garlick, it still is. Next will be to abandon the subdivision. Before the current subdivision was created the parcel was zoned industrial. In 2005 the owner had the parcel rezoned. Majority of the parcel is in an X flood zone. The neighboring parcels are one acre parcels. The ground in the back is high. There is a portion of the property that is in a V flood zone, and some wetlands in the corner. The wetlands will not be touched. Customer would like to do a community pool. Our goal is to keep the houses in the A zone. Maybe affordable housing, they will be putting in their own water & sewer.

Mr. Simmons has contacted every adjacent property owner. By getting water & sewer will allow neighbors to tie in to utilities. We plan to sell these houses and lots.

Per Dan Garlick they will have a waste water treatment system.

Chairman Murphy stated that a lot of times the waste water treatment systems do not work.

Member Taranto asked what the prices for the "affordable housing" would range. Would it be \$199-200,000.00 on 3<sup>rd</sup> acre lots.

Per Mr. Simmons, yes.

Chairman Murphy asked if there is access off of Highway 98.

Per Dan Garlick, yes and we still have to get the stormwater management permit. The area that will be developed is wide enough to create a swell area.

Member Frink asked if Mr. Simmons would be constructing the houses.

Per Mr. Simmons, yes plan to build 29 houses.

Per Dan Garlick, the total density for this property allows 65 houses and we will be constructing 29.

Member Wilkens asked if the ingrese is offset coming around the curve.

Mr. Simmons stated that's how the plan is currently drawn up but its been that way from the previous owners. We plan to go in three phases. Phase one being build two houses infrastructure. Build three houses, and then increase to five houses at a time until complete.

Chairman Murphy asked what percent of the parcel is wetlands.

Per Dan Garlick a little under twenty acres of buildable homes.

Member Deal asked what size are the homes.

Per Mr. Simmons around 1200-1800 square foot. The first finished floor about twenty feet above high tide.



Chairman Murphy asked if there was a house already on the property.

Dan Garlick said there is a lot adjoining to east side not on Mr. Simmons property.

Chairman Murphy has concerns about waste water he stated, its rare to see the systems work.

Dan Garlick stated DEP will check the water frequently. Its not in flood zone area. Soil is good in the area.

On motion by Member Wilkens, 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 by the following vote.

YAY: Nancy Deal

NAY: John Murphy

Joey Taranto

Skip Frink

Lon Wilkens

Jerry Jackson

7. Consideration of a request for a Sketch Plat approval of a 22.77 acre parcel. The proposed new plat for the 22.77 acre parcel Shell Bay Subdivision, proposes 36 parcels, including 2 lots and as Common Area south of Highway 98. Lying in Section 35, Township 7 South, and Range 5 West located in Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc. Agent for William Simmons.

Per Amy Kelly contingent upon rezoning approval.

On motion by Member Taranto, 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 by the following vote.

YAY: Nancy Deal

NAY: John Murphy

Joey Taranto

Skip Frink

Lon Wilkens

Jerry Jackson

8. Consideration of a request to rezone a .29 acre parcel from C1- Commercial Fishing to C3- Commercial Recreation. Parcel is located at 332 Patton Drive, St. George Island, Franklin County, Florida. Request submitted by Susan Reeder, owner.

Per Amy Kelly this property owner would like to rezone and place four cottages on her property. Outside of the 50 ft. setback.

Member Wilkens asked if they will be putting rv's or cottages on the property.

Per Amy Kelly, they will be 500 sq. ft. cottages. They come on wheels. They will be on city utilities. They are similar to the Coastline RV Parks cottages that they currently have. The owners will be required to move the cottages in the event of a named storm. Normally these types of cottages can be disassembled fairly quickly.

Member Deal asked who would manage the removal of these structures.

Per Amy Kelly, Emergency Management.

Chairman Murphy asked what the property adjacent from this one is zoned.

Per Amy Kelly, C1

Chairman Murphy confirmed there is a lot of C1 zoning on the coastline. He would hate to see the County start rezoning the C1 areas to C3.

Mrs. Reeder stated that if she wasn't able to get the property rezoned It will sit as an "eye sore" to the county because there isn't much that can be done on that parcel.

Chairman Murphy asked Amy Kelly if we could keep the parcel zoned as it is and could this use fall under the special exception uses.

Per Amy Kelly, will need to confirm with Mark Curenton.

Chairman Murphy stated he would like to keep the C1 zoning throughout Eastpoint, if the Bay comes back he doesn't want us to have done away with our C1 zoning.

After discussion of this item, Chairman Murphy recommended to table item 8 and revise the request from a re-zoning to asking for a Special Exception under item 2 "Tourist Oriented Commercial Facilities."

9. Consideration of a request to have a 4 lot RV/Cottage recreation on the property located at 332 Patton Drive, Eastpoint, Franklin County, Florida. Request submitted by Susan Reeder, owner.

On motion by Member Taranto, seconded by Member Deal and by unanimous vote of the commission present, it was agreed to recommend this item for a Special Exception under item 2 "Tourist Oriented Commercial Facilities."

10. Consideration of a request to construct a 6,225 sq. ft. commercial space containing a Restaurant, Coffee Shop, and Retail Space. Lying in Section 29, Township 9 South, Range 6 West, also known as 243 Gulf Beach Drive, St George Island, Franklin County, Florida. Request submitted by Stephen Hull, agent for Hull House on SGI, LLC.

After brief discussion of the above item Mr. Hull stated he has been working on this project for about one year. Per Bryan Mr. Hull's engineer the septic must be placed under the parking area.

Member Deal asked Mr. Hull if there were anywhere else the septic could be located.

Per Mr. Hull, there is not. We have no other space for it and they have to be able to access it for upkeep. We are not sure if the Health Department is going to approve it or not.

Per Amy Kelly, they meet all other requirements.

Chairman Murphy asked how many entrances and exits are there.

Per Bryan Mr. Hull's engineer there are three. This property is on the corner and there is parking in the back.

Chairman Murphy asked if there is going to be an actual parking lot or would the customers just pull off to the side of the road.

Per Mr. Hull, Gulf Beach Drive has a huge parking setback.

Chairman Murphy asked how many lots are in this parcel.

Per Mr. Hull there are six twenty five foot lots. The restaurant will be in the back of the building. There will be two stories. There will be a coffee shop on one end and a retail store on the other and two small bars. The coffee shop will face Gulf Beach Drive and we will use native plants for vegetation. The middle of the building will be an open area with vegetation as well.

On motion by Member Taranto, 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.

**Zoning Administrators Report:**

- A) Dock lighting: I have created an affidavit gathered from the Dock Ordinance and will be making that available to the Marine Contractor's Agents and Owner/Builders applicants to sign stating that they are aware of what will be required to make the Dock/Pier compliant with the Dock Ordinance.

Per Amy Kelly, a revised Dock Ordinance has been created. The contractor will be required to sign stating they will have proper lighting.

With there being no further discussion, it was agreed to adjourn at 8:29 p.m.



John Murphy, Chairman



Amy Kelly, Zoning Administrator