

Franklin County Planning & Zoning Minutes

August 13, 2019

Commission Present: Skip Frink, Paul Riegelmayr, Jerry Jackson, Lon Wilkens, Joey Taranto, Ronald Schlitt, Nancy Deal.

Commission Absent: John Murphy- Chairman, T.J. Ward

- 1- Approval of the minutes of the meeting held, Tuesday, July 9, 2019, as mailed.

On motion by Member Schlitt, 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 July 2019.

There were 13 new houses permitted. Eight in Eastpoint, two in Carrabelle, two on St. George Island, one in Summer Camp, and one mobile home in Eastpoint.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Block 65, St. George Island Gulf Beaches, Unit 5, 735 Randolph Street, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 2' x 6' with a 10' x 20' terminus an 8' x 20' deck and 2' x 20' kayak launch and a 12' x 22' covered boat lift. This request will be contingent upon receiving all required state and federal permits. Request submitted by Larry Joe Colson, A-1 Quality Docks and Boatlifts, agent for Craig and Margaret Chenggis, applicant. (Proposed House)

Per Amy Kelly, stated that the Franklin County Dock Ordinance states that "you must meet the 25 foot riparian right line setbacks unless you provide a professional riparian right line survey showing the structure does not encroach the lines. Also, Ms. Kelly mentioned that the structures cannot exceed 25% of the canal width.

Larry Colson stated to the right there is 46 feet of property. The picture presented does not show that. There is a sand bar so the dock has to be angled. Army Corps requires a setback from the sand bar so it doesn't block navigable waters. There is 46 feet between the sand bar and the proposed kayak launch.

Amy stated that the dock ordinance says you must have a professional survey that shows your riparian right lines. In this case, there hasn't been one provided.

Member Riegelmayr stated he went through this particular canal a few weeks ago and it is very narrow. He doesn't think a dock should be constructed there for safety reasons.

Motion died.

Member Frink asked that Larry Colson bring the project back before the board next month with a professional survey.

Project was tabled.

- 4- Consideration of a request to construct a Single Family Private Floating Pier located at 800 Hickory Hammock Road, Carrabelle, Franklin County, Florida. The proposed floating pier will be 16' x 30' and parallel to the shoreline. This request has the state permit and will be contingent upon receiving the federal permits. Request submitted by Timothy and Melody Small, applicant. (House Under Construction)

During brief discussion of the above item Amy Kelly stated there is currently a house under construction. They would like a 16x30 floating dock. The shortest part of the floating dock will be in the river, and the longer end of the dock will be on the shoreline. This project meets all riparian rights.

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.

- 5- Consideration of a request to construct a Single Family Private Dock located at 2912 US Highway 98 East, Lanark, Franklin County, Florida. The proposed dock will be 230' x 4' and have a 16' x 25' covered boatlift, a 10' x 10' terminal platform and a 3' x 38' walk-around. This request will be contingent up receiving all state and federal permits. Request submitted by David Plummer, Outback Marine Construction, agent for John Schnake, applicant. (House Under Construction)

Per Amy Kelly, this project meets riparian rights.

On motion by Member Jackson, 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 receiving state and federal permits.

- 6- Consideration of a request to a Single Family Private Dock located on property described as Lot 56 Alligator Point Subdivision, 1662 Alligator Drive, Alligator Point, Franklin County, Florida. The dock will be 200' x 4' with a 6' x 26' terminal platform and a 12' x 20' un-covered boatlift. This request will be contingent up receiving all state and federal permits. Request submitted by Garlick Environmental Associates, agent for Kevin Taylor, applicant.

No discussion.

On motion by Member Wilkens, 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 state and federal permits.

SPECIAL EXCEPTION APPLICATION:

- 7- Consideration of a request for a Special Exception to place a cell phone communication tower located at 131 Gadsden Drive, Eastpoint, Franklin County, Florida lying in Section 30, Township 6 South, Range 7 West, North of Eastpoint. Request submitted by Wayne Bruce agent for Walter Armistead, owner.

Per Amy Kelley this proposed tower is 350 feet tall with a 10 foot lightning rod. Making it 360 feet tall.

Member Deal wanted to know if anyone had spoke with the neighbors about this project.

Walter Armistead stated he had. There are only 6 R1 Residential lots close to highway 65 on Fort Gadsden Creek. The homeowner association contains 6 lots. Everyone is in favor. I have signed letters from the property owners.

Schlitt this is 12 miles up highway 65.

Walter, this is 6-7 miles south of Samatra.

On motion by Member Taranto, seconded by Member Wilkens, 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 APPLICATION:

- 8- Consideration of a request to re-zone a 10.32 acre parcel of land lying in Section 18, Township 8 South, Range 5 West, 1849 US Highway 98, Eastpoint, Franklin County, Florida from R-3 Single Family Estate Residential to R-1 Single Family Residential. Request submitted by Robin and Suzanne Ackerman, applicants.

Applicant withdrew.

- 9- Consideration of a request to re-zone a 6.51 acre parcel of land lying in Section 32, Township 6 South, Range 1 West, 714 Alligator Drive, Alligator Point, Franklin County, Florida from C-2 Commercial Business to C-3 Commercial Recreational. Request submitted by Garlick Environmental Associates, agent for Debbie and Thaddeus Brett, applicant.

Dan Garlick, property owner wants to have RV'S. They have Alligator Point water but not sewer. They would like to rezone from C-2 to C-3. They would like to have a conventional center and 10 R.V. sites. They will have stormwater and a parking plan. Their R.V'S will be road ready in the event of a storm.

On motion by Member Taranto, seconded by Member Jackson, and by the following vote of the of the board present it was agreed to recommend this item to the Board of County Commissioners for approval for a public hearing to re-zone the property from C2 to C3.

YAY:

Skip Frink
Jerry Jackson
Lon Wilkens
Joey Taranto
Lon Wilkens
Joey Taranto

NAY:

Paul Riegelmayr

COMMERCIAL SITE PLAN REVIEW:

- 10- Consideration of a request for Commercial Site Plan Review for a 10 Slip RV Park and Convenience Store (without fuel) on a 6.51 acre parcel of land lying in Section 32, Township 6 South, Range 1 West, 714 Alligator Drive, Alligator Point, Franklin County, Florida (contingent upon the re-zoning being approved from C-2 Commercial Business to C-3 Commercial Recreational). Request submitted by Garlick Environmental Associates, agent for Debbie and Thaddeus Brett, applicant.

Following the discussion in item 9.

On motion by Member Wilkens, seconded by Member Jackson, and by the following vote it was agreed to recommend item 10 to the board of County Commissioners for approval contingent upon re-zoning being approved at a public hearing.

YAY:

Skip Frink
Jerry Jackson
Lon Wilkens
Joey Taranto
Lon Wilkens
Joey Taranto

NAY:

Paul Riegelmayr

- 11- Consideration of a request for Commercial Site Plan Review to place a 10' x 20' Office Shed, six 10' x 20' containers for construction material storage and two model homes on property located at 153 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Steven Deputy, agent for Little Custom Homes of North Florida, LLC, applicant.

Per Amy Kelly, they would like to build two homes as model homes for display. They will have six containers to store construction materials. They will not have a business on site but customers will be able to come and view the model homes.

Member Riegelmayr asked if the model homes will be occupied.

Amy Kelly, no they will not. They will not have any plumbing, electrical, or bathroom facilities.

Member Riegelmayr asked if they will be required to have a more detailed site plan with parking and will it show the storm water plan.

Per Amy Kelly their property is zoned Commercial so they can have up to 80% lot coverage. They are well below that. They have plenty of room for stormwater.

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

AMENDMENT TO ST GEORGE ISLAND OVERLAY DISTRICT:

- 12- Consideration of a request to exempt the following lots from being held to the St. George Island Overlay District Ordinance Number 2018-02. Lots 6,7 and 12, Block 9 West, Unit 1, Lots 1-16, 34, 42-46, Block 10 West, Unit 1, Lots 1-4, 7-9 and 12, Block 2 East, Unit 1, Lots 23-30, Block 4 East, Unit 1, Lots 1-3, Block 9 East, Unit 1 and Lot 1, 3-46, Block 10 East, Unit 1, St. George Island Gulf Beaches. Request submitted by Roger Crawford, agent/applicant.

Property owner Kate Aguiar read a letter stating she and many neighboring property owners would like to be grandfathered in and not be part of the revised overlay. Being they have homes on these parcel and in the event of a storm, fire, or any other disaster resulting in their homes being destroyed they would be required to follow the rules of the overlay. To have a residence they would also be required to have a business all combined. Majority of the parcels are small and they do not have enough room for septic, parking etc.

Mr. Roger Crawford stated he too would like to be grandfathered and build back by R1 requirements.

Michelle Hancock also voiced her opinion stating she too would like to be grandfathered in and not held to Commercial Zoning rules in the future.

On motion by Member Riegelmayr, seconded by Member Wilkens, 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 it was agreed to adjourn at 8:09 p.m.

Skip Frink, Vice Chairman

ATTEST:

Amy Kelly, Zoning Administrator