

Franklin County Planning & Zoning Minutes
November 12, 2019 at 6:30 P.M.
Franklin County Courthouse Annex

Commission Present: John Murphy, Chairman, Skip Frink, Paul Riegelmayr, Jerry Jackson, Lon Wilkens, Alex Skovronsky, Ron Schlitt

Commission Absent: Joseph Taranto, T.J. Ward

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

1/– Approval of the minutes of the meeting held, Tuesday, October 8, 2019

**Motion to approve corrected minutes: Member Skip Frink. Seconded: Paul Riegelmayr
All members in favor / No members opposed**

2 – Review of the Monthly Building Report for October 2019.

Amy Kelly, Zoning Administrator, noted that there was a total of 7 new houses and 2 mobile homes for the month of October 2019

CRITICAL SHORELINE APPLICATION:

3 – Consideration of a request to construct a Multi-Family Dock located at 2832 US Highway 98 East, St. James, Franklin County, Florida. The Dock will be 150' x 5' with an 8' x 16' kayak launch and 8' x 12' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for St. James PUD (Armand Evans), applicant.

Item was postponed until the end of the meeting. Applicant/Agent did not show up, so the item was tabled.

SKETCH PLAT APPROVAL:

4 – Consideration of a request for Sketch Plat approval of a 5 Unit subdivision names Black Bear Bayou II a replat of Lots 1 and 7 of Black Bear Bayou, lying in Section 8, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry and Associates, agent for John Johnson, applicant.

During discussion, Amy Kelly, Zoning administrator brought an error to the commission's attention. On the application it stated the zoning was A2 (1 unit per 40 acres), which sparked a red flag. Upon discussion with Mark Curenton and Thurman Roddenberry it was determined to be a scrivener's error. The original zoning map did not cover the area in question and the correct zoning should be R-1 or R-2. Zoning administrator left it up the decision of the commission.

1st Motion was to have scriveners error corrected: Paul Rigelmayer. Seconded: Skip Frank

2nd Motion was to have staff investigate potential zoning change: Paul Riegelmayr. Seconded: Lon Wilkens.

3rd Motion was to approve contingent upon correction of scrivener's error: Skip Frink. Seconded: Jerry Jackson.

All members in favor / No members opposed

COMMERCIAL SITE PLAN REVIEW:

- 5 - Consideration of a request for a Commercial Site Plan Review of two new aquaculture production buildings on property described as 125 Harbor Circle, Alligator Point, Franklin County, Florida. Property lying in Section 6, Township 7 South, Range 1 West. Request submitted by Garlick Environmental Associates, agent for Paul Parker et al.

During the discussion of item 5 Member John Murphy recused himself from the vote.

During discussion the commission members asked about the elevations and flood zones of each proposed buildings and also questioned the noise of pumps, etc. Dan Garlick, Garlick Environmental Associates, stated that both are going to be single story and does not feel it would block views due to buildings having to be raised up for flood zone requirements.

**Motion to approve contingent upon rezoning being approved by Board of Commission: Skip Frink.
Seconded: Lon Wilkens.**

**All in favor: Jerry Jackson
Skip Frink
Lon Wilkens**

Opposed: Paul Riegelmayr

- 6 - Consideration of a request for Commercial Site Plan Review of an existing building on property described as 623 Highway 98, Apalachicola, Franklin County, Florida. Property lying in Section 11, Township 9 South, Range 8 West. Request submitted by Garlick Environmental Associates, agent for Charlotte Schneider, applicant.

During discussion Garlick clarified with the commission members that this property is only going to be meant for storage and cold storage and they are just wanting to retrofit the building, not adding or taking away from it. Amy Kelly, Zoning administrator informed discussion with Mark Curenton and what Mark is requesting the boards opinion to determine whether what they are requesting would be an accessory use for this property as currently zoned. Garlick verified that there would be no shucking or seafood processing just strictly meant for storage for this property only.

Motion to agree for allowable use for C-4 Zoning District: Paul Riegelmayr. Seconded: Skip Frink.

All in Favor. None Opposed.

RE-ZONING & LAND USE CHANGE APPLICATION:

- 7 - Consideration of a request for a Land Use change from Residential to Commercial and a Re-Zoning change from R-1 Single Family Residential to C-3 Commercial Recreation. Property described as Lot 1, Block 2, Magnolia Bluff Subdivision, 100 North Bayshore Drive, Eastpoint, Franklin County, Florida, lying in Section 36, Township 8 South, Range 7 West. Request submitted by Eastpoint Lands, LLC, applicant.

During discussion, commission questioned highest density of R-1/R-2 & R-3. R-1A (3 units per acre) being highest density for Residential. Amy Kelly, Zoning administrator advised the board that according to Florida Administrative Code, density shall not exceed 25 recreational vehicles per acre of gross site. Eastern Sides of Bayshore (3 sides) is zoned residential. Board member questioned whether the property would be used strictly for Workforce or would allow transient lodging. Sportsman Lodge is across the street and zoned C-3. Member Riegelmayr commented on this looking like spot zoning with it being surrounded by Residential.

Motion to Deny: Paul Riegelmayr. Seconded: Jerry Jackson

All in favor:	John Murphy	Opposed:	Skip Frink
	Jerry Jackson		Lon Wilkens
	Paul Riegelmayr		

- 8- Consideration of request for a Land Use change of 1.39 acres from Residential to Commercial and a Re-Zoning change from R-4 Single Family Home Industry to C-3 Commercial Recreation. Property described as 478 Avenue A, Eastpoint, Franklin County, Florida, lying in Section 30, Township 8 South, Range 6 West, 478 Avenue A, Eastpoint, Franklin County, Florida. Request submitted by Eastpoint Lands, LLC, applicant.

During discussion, Member Riegelmayr had similar concerns of spot zoning.

Motion to Deny:	Paul Riegelmayr	Opposed:	Skip Frink
	Jerry Jackson		
	John Murphy		
	Lon Wilkens		

- 9 - Consideration of request for land use change of 4 acres from Residential to Commercial and a Re-Zoning change from R-4 Single Family Home Industry to C-3 Commercial Recreation. Property described as 83 Otterslide Road, Eastpoint, Franklin County, Florida, lying in Section 30, Township 8 South, Range 6 West. Request submitted by Eastpoint Lands, LLC, applicant.

During discussion the board members asked for verification of surrounding property zoning. Board addressed a more permanent structures/Mobile Home Park. Provided paperwork to applicant. Applicant is eligible for 4 units on proposed property. Applicant asked for alternate ways to make an allowable use for property as it is zoned currently to please the board to make a good use for Eastpoint Workforce.

Motion to deny Paul Riegelmayr (motion died for a lack of second)

Motion to Approve: Lon Wilkens. Seconded: Skip Frink

Further discussion by Member Frink. He talked to applicant about land swapping, swapping with someone where proposed would be more acceptable.

All in Favor:	Lon Wilkens	Opposed:	Jerry Jackson
	Skip Frink		Paul Riegelmayr
			John Murphy

Motion fails due to vote of 2 to 3.

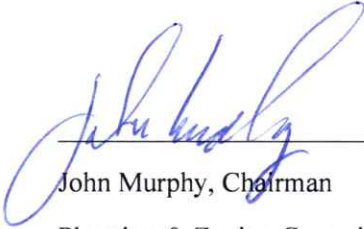
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- 10- Consideration of request for Land Use change of 5.52 Acres from Residential to Commercial and a Re-Zoning change from R-2 Single Family Mobile Home to C-3 Commercial Recreation. Property described as 128 Patty Lane, Eastpoint, Franklin County, Florida lying in Section 30, Township 8 South, Range 6 West. Request submitted by Bruce and Angeline Millender, applicant.

Member Murphy questioned number of pads on proposed site plan. Applicant verified it to be approximately 22 pads. Member Skovronsky questioned access point to property. Ingress and egress would be off Twin Lakes Road. Board member asked what Twin Lakes was zoned, it was verified it is zoned R-2 Single Family Mobile Home.

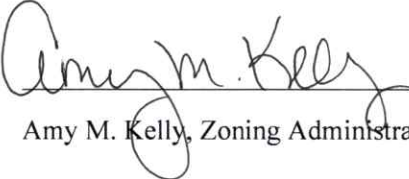
Item failed due to lack of motion

There being no further discussion, it was agreed to adjourn



John Murphy, Chairman
Planning & Zoning Commission

ATTEST:



Amy M. Kelly, Zoning Administrator