

PRESENT: Chairman John Murphy
 V Chairman Skip Frink
 Paul Riegelmayr
 Larry Perryman
 Dan Rosier
 Aaron Wray

ABSENT: Steve Davis

The Planning and Zoning Commission was called to order by Chairman Murphy, who thereafter presided.

On motion by Member Rosier, seconded by Member Riegelmayr, and by unanimous vote of the members present, it was agreed to approve the minutes of the July 9, 2013 meeting and the September 10, 2013 workshop as mailed.

Ms. Kelly reviewed the monthly building permit report noting there were three new house starts, and approximately 35 new houses for the year.

CRITICAL SHORELINE REVIEW:

- 1- Consideration of a request to construct a Single Family Private Dock at 1373 East Gulf Beach Drive, Lot 7, Tract 4, East End, St. George Island, Franklin County, Florida. The Dock will be 390' X 4' with a 20' X 6' Terminal Platform and (2) 20' X 11' Boatlifts. This application has State and Federal Permits and meets all county requirements. Request submitted by Garlick Environmental Associates, Inc, agent for Martin and Cynthia Falb, applicant. (Proposed House on Site Plan). On motion by Member Riegelmayr, seconded by Member Rosier and by unanimous vote of the members present, it was agreed to recommend approval of this request.
- 2- Consideration of a request to construct a Single Family Private Pier at 1635 Forsythia Trail, Lot 9, Sandpiper Village, St. George Island, Franklin County, Florida. The Pier will be 261' X 4' with a 26' X 6' Terminal Platform. This application has State and Federal Permits and meets all county requirements. Request submitted by Garlick Environmental Agency, Inc., agent for Joseph S. Emert, Applicant. (Proposed House on Site Plan). On motion by Member Perryman, seconded by Member Wray, and by unanimous vote of the members present, it was agreed to recommend approval of this request.

SPECIAL EXCEPTIONS:

- 3- Consideration of a request for Special Exception in the C-4 Commercial Mixed Use District to construct a 600,000 gallon ground storage tank, new pump station, and a chlorine building and related water system improvements and appurtenances on Lots 12-19, Block 3, Unit 1 West, St. George Island, Franklin County, Florida. Request

submitted by Gene Brown, agent for the Water Management Services, Inc., applicant. Member Riegelmayr recused himself from discuss of this request. There was much discussion concerning stormwater runoff that may be created by this development. Bobby James, an adjacent property owner told the Commission that he is concerned with where the water is going to drain. He is concerned because there is a problem with flooding on St. George Island. Mr. Brown told the Commission that he has a stormwater permit from DEP and that his engineers have been working on creating a site that will deal with stormwater runoff. Mr. Bud Hayes appeared before the Commission and stated that he had a study done several years ago that states the water tanks needed to be replaced as they are deteriorating. After much discussion concerning the need for the water tanks to be replaced, the following motion was made: On motion by Member Rosier, seconded by Member Frink and by unanimous vote of the Commission present (except Member Riegelmayr)

REQUEST FOR CLARIFICATION:

- 4- Request for clarification for a lot that was created prior to the August 17, 1978 rule for "Lot of Record" located at 149 Kendrick Road, North of Carrabelle, Franklin County, Florida. This lot was created in 1968 and was less than one acre. Part of the property was then designated as a road for a subdivision directly behind the property and is now smaller than it was in 1968. In January 15, 1980 the deed for the property in the Official Record Book # 165 Page # 307. (created after the August 17, 1978 ruling) It is the Planning Departments request for the Planning Commission to determine if this is still a usable lot. Request submitted by Jimmy Meeks, applicant.

PLANNING ADMINISTRATIVE ASSISTANT REPORT:

- 5- Consideration of a request for Special Exception to construct a Marina consisting of 10 slips with (6) 10' x 2' finger piers and a 152' x 15' terminal platform and a 60' x 10' access way. This project will also have a manager's office with restroom facilities and 15 parking spaces all located at 524 US Highway 98, Eastpoint, Franklin County, Florida located in Section 29, Township 8 South, Range 6 West. Request submitted by Garlick Environmental Associates, Inc., agent for Magnolia Ridge, LLC, owner. Member Wray recused himself from the discussion. The members reviewed the site plan with much discussion about the project, there was concern about allowing uses other than seafood in the C-1 District of Eastpoint. Mr. Garlick told the Commission that the slips would be open to the public on a first come first serve basis, so those with oyster boats could use the facility. On motion by Member Perryman, seconded by Member Frink, and by the following vote of the Commission present, it was agreed to recommend approval of this request:

YEA: Member Perryman NAY: Member Riegelmayr
 Member Rosier
 Member Frink

Ms. Kelly stated there were two other items to discuss, first she welcomed Aaron Wray as a new member to the Planning and Zoning Commission. He is replacing Bill Laine as the Real Estate Representative.

Secondly, Mark Curenton asked that the Commission endorse a grant for the St. George Island Multi-Use Path Improvements. Franklin County is applying for a Recreation Trails Program

grant in the amount of \$93,750 for drainage improvements to the St. George Island Multi-Use Path. In the park at the center of the Island near the Lighthouse and between 5th and 6th Streets East there are flooding problems on the existing path. This project will modify the path to solve these problems. On motion by Member Frink, seconded by Member Rosier and by unanimous vote of the Commission present, it was agreed to endorse this grant proposal.

There being no further business to discuss, it was agreed to adjourn at 7:20 P.M.

John Murphy, Chairman

Attest:

Amy Kelly, Administrative Assistant