

ORIGINAL

Franklin County
Planning & Zoning Commission
Special Meeting

September 29, 2015
6:30 P.M.
Courthouse Annex

The Franklin County Planning and Zoning Commission met in special session on Tuesday, September 29, 2015 at 6:30 p.m. in the Annex of the Franklin County Courthouse.

Attendance was as follows:

PRESENT:

John Murphy -----Chairman
Skip Frink -----Member
Paul Riegelmeier --- Member
Larry Perryman ---- Member
Dan Rosier ----- Member

ABSENT:

Aaron Wray -----Member

The meeting was called to order by Chairman John Murphy, who thereafter presided.

The first item on the agenda was for approval of the minutes of the meeting held, Tuesday, August 11, 2015, as mailed, with recommended changes. On motion by Member Frink, seconded by Member Riegelmeier and by unanimous vote, the motion carried to approve the minutes with any recommended changes, as mailed.

The members briefly reviewed the Monthly Building Report for August 2015, as mailed. Amy Kelly told the members that there were four new house permits for the month of August, 2015.

THE FOLLOWING CRITICAL SHORELINE APPLICATIONS WERE CONSIDERED:

- 1- Consideration of a request to construct a Community Dock and Repair of an Existing Boat Ramp at the common area of Magnolia Bay Subdivision, Bay Pointe Drive, Eastpoint, Franklin County, Florida. The courtesy dock will be 50' x 4' and the Boat Ramp will be 50' x 16'. Contingent upon getting State and Federal Permits or exemption. Request submitted by Garlick Environmental Associates, Inc., agent for Magnolia Bay Homeowner's Association, C/O Mary Ard, applicants. (Common Area)

After brief discussion and on motion by Member Skip Frink, seconded by Member Paul Riegelmeier and by unanimous vote of the members present, it was agreed to recommend approval of this request as submitted.

- 2- Consideration of a request to construct a Single Family Private Dock at 2120 US Highway 98 West, Carrabelle, Franklin County, Florida. The dock will be 200' x 4' with a 8' x 20' terminal platform and (2) 12' x 20' boatlifts. The applicant is also requesting to add/enhance an existing rip rap revetment with extra rocks. Contingent upon getting State and Federal Permits or exemption. Request submitted by Garlick Environmental Associates, agent for Justin Bazone, applicant. (There is a house on the property)

Discussion followed concerning this request. Member Rosier expressed concern with allowing rocks on the beach which may cause problems for others along the shore line. Mr. Dan Garlick explained that the existing rip rap has been there for approximately fifteen years. What they are proposing is a repair of an existing rip rap. He also explained that the owner had filled the wetland to access the area. He has since taken the fill out and restored the wetlands. He explained that they have both DEP and COE Permits.

Chairman John Murphy inquired if this is in the area of the "Great Wall" as it is commonly called. He stated he doesn't want to see this happen again. Mr. Garlick noted that this property is about 4 to 500 feet east of the wall. He further explained that the owner is trying to save what is already there.

Chairman Murphy asked how the dock is going to tie-in with the rip-rap in place. Dan Garlick explained that the walk will be elevated about five feet to cross the rip-rap. He noted there will be two boatlifts.

After discussion and on motion by Member Skip Frink, seconded by Member Dan Rosier and by unanimous vote of the members present, it was agreed to recommend the request be approved as submitted.

- 3- Consideration of a request to construct a Single Family Pier at Lot 7 Sandpiper Village, 1627 Forsythia Trail, St. George Island, Franklin County, Florida. The wetland boardwalk will be 88' x 4'; 29' x 4' access pier with a 20' x 8' terminal platform with (2) 12' x 20' uncovered boatlifts. Has State and Federal Permits. Request submitted by Garlick Environmental Associates, agent for Daniel & Marsha Narzinski, applicant. (Proposed House)

Amy told the members that a 1000 square foot dwelling is planned and will meet the criteria. She noted also that they have the DEP and COE permits. Member Frink left the room at this time.

After Brief Discussion, on Motion by Member Dan Rosier, seconded by Member Paul Rieglmeyer, and by unanimous vote of the members present, the motion carried to approve this request. Member Frink returned to the meeting at this point.

- 4- Consideration of a request to construct a Single Family Private Dock Extension at Lot 2, Block 29, Unit 4, 402 Wefing Street, St. George Island, Franklin County, Florida. The addition to the existing dock will be an 8' x 20' terminal platform; with (2) 20' x 14' uncovered boatlifts. State Permits have been issued and approval is contingent upon receiving Federal Permits. The Request is submitted by Garlick Environmental Associates, agent for JJB Partnership, applicant. (There is a house on property.)

Brief discussion ensued regarding this request. Dan Garlick explained that at some point the owners will have a wetlands delineation done to indicate exactly how much uplands are there. However, for now, plans are only to extend the dock and there is an existing dwelling on the property.

On motion by member Paul Riegelmeier, seconded by Member Larry Perryman and by unanimous vote of the members present, it was agreed to recommend approval of this request as presented.

- 5- Consideration of a request for Commercial Dredge, Fill and Spoil Cell Site Prep placement in the uplands at the Northwest corner of Franklin Boulevard and West Bayshore Drive, St. George Island, Franklin County, Florida. The project is contingent upon getting Army Corps of Engineer Permit. The request is submitted by Garlick Environmental Associates, Inc., agent for George Floyd, applicant.

Much discussion followed regarding this request. Owner, George Floyd, presented his plan to the members, outlining his intended future use of the property. He said he plans to make it a safe harbor for a 65' paddle boat. He also said it would be a safe haven for other boats once constructed. He noted that the debris left by Hurricane Dennis will be left as a natural breakwater. He also stated that no docks or open structures are contemplated at this time.

The members expressed concern that the project may cause flooding or inhibit storm water runoff for properties across the street from the development. Mr. Floyd assured the members that he would take adequate measures to assure this does not happen.

Dan Garlick told the members that Mr. Floyd needs an upland containment site to meet DEP Criteria. He noted the spoil sites are located in a flood zone AE, staying out of the V Zones. He assured the members that safety measures would be in place to ensure that the oyster harvesting areas were not affected. He stated that the dredging received an exemption because it was originally dredged in the early 50s.

Amy Kelly told the members that the project would require an engineered plan to handle the storm water run-off.

After much discussion Member Dan Rosier made a motion to approve contingent upon the project being constructed so as not to cause storm water flooding on surrounding properties and to dress-up the site by landscaping to make it aesthetically appealing. The motion was seconded by Member Larry Perryman and by unanimous vote of the members present, it was agreed to recommend approval of this request as stipulated.

RE-ZONING REQUEST:

- 6- Consideration of a request to re-zone Lot 19, Block Y, Unit 1, Lanark Beach, Franklin County, Florida from C-4 Commercial Mixed Use to C-3 Commercial Recreation. Request submitted by Michael Hughes, applicant.

This item was withdrawn from the agenda prior to the meeting. No action was required.

THE FOLLOWING COMMERCIAL SITE PLAN REVIEWS WERE PRESENTED:

- 7- Consideration of a request for Commercial Site Plan Review to increase Ho Hum RV Park by 3 more spaces to be located on Lot 19, Block Y, Unit 1, Lanark Beach, Franklin County, Florida. Request submitted by Michael Hughes, agent/owner of Ho Hum RV Park, applicant. This request is subject and contingent upon the approval of the re-zoning of the property as requested above.

This item was also withdrawn from the agenda.

- 8- Consideration of a request for Commercial Site Plan Review to place a Credit Union at 278 US Highway 98 Eastpoint, Franklin County, Florida (East of Taylor's Building Supply). Request submitted by Inovia Consulting Group, agent for Emerald Coast Federal Credit Union, applicant.

After brief discussion and on motion by Member Dan Rosier, seconded by Member Larry Perryman and by unanimous vote of the members, the motion carried.

Member Dan Rosier expressed his concern that there is smoking allowed on the grounds of the county owned libraries. He stated that he would like to have the outside areas posted "NO SMOKING ON PREMISES" to make sure that the kids and other users of the facilities are not subjected to second hand smoke.

Member Perryman made a recommendation that the Board of County Commission revamp the Planning and Zoning Commission to be made up of five members and 2 alternates.

Amy Kelly explained that the board is in the process of appointing some new members. However, at this time, the BCC has been reluctant to make any changes to the structure of the Planning and Zoning Commission.

There being no further business, the meeting adjourned at 8:00 p.m.

ATTEST:



John Murphy, Chairman



Amy Kelly, Planning and Zoning Director