

# ORIGINAL

Planning & Zoning Commission  
Special Meeting

April 26, 2016  
6:30 P.M.

The Franklin County Planning and Zoning Commission met in Special Session on Tuesday April 26, 2016 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT: John Murphy Chairman  
Paul Riegelmeier  
Dan Rosier  
Joseph Strahan  
Skip Frink  
T.J. Ward

The first item of business was approval of the minutes of March 8, 2016, as mailed. On motion by Member Skip Frink, seconded by Member Paul Riegelmeier and by unanimous vote of the members present, it was agreed to approve the March 8, 2016 minutes as mailed.

The members briefly reviewed the Monthly Building Report for March 2016. Amy Kelly reported that the Building Department had issued three new house permits in March. She said the permitting of new dwellings is holding steady.

**The following Critical Shoreline Applications were reviewed:**

- 1- Consideration of a request to construct a Single Family Private Dock at 1529 Alligator Drive, Alligator Point, Franklin County, Florida. Has all State and Federal Permits and meets local requirements. The Dock will be 225' x 5' with a 5' x 16' walkway and a 6' x 6' terminal platform, a 5' x 8' jet ski platform, a 15' x 8' floating platform and a 12' x 25' un-covered boatlift. Request submitted by Ben Withers, agent for Scott Carswell, applicant. (House on the gulf side of Alligator Drive). Ms. Elva Peppers of Florida Environmental & Land Services presented the request in the absence of Ben Withers.

Member T.J. Ward said he was curious about the floating platforms. Ms. Peppers explained that some members of Mr. Carswell's family are handicapped and the dock is designed to be handicap accessible. After brief discussion and on motion by Member Riegelmeier, seconded by Member Dan Rosier and by unanimous vote of the members present, it was agreed to recommend approval of the request as stated.

- 2- Consideration of a request to construct a Single Family Private Dock at Lot 9, New River Forest, 31 White Way, Carrabelle, Franklin County Florida. The project has State Self Certification and no further permitting with the Army Corps of Engineers is required. The dock meets local requirements. The walkway will be 26' x 4' with a 17' x 22' covered platform with (1) 28' x 2' covered finger pier, and (1) 28' x 3' covered finger pier, with a 12' x 28' covered boat lift and (2) mooring pilings. Request submitted by Ben Withers, agent for Cole Neill, applicant. (Site Plan shows future home site). Again, Ms. Peppers presented the request in the absence of Ben Withers.

Ms. Kelly explained that there is no house on the property. However, a site plan was submitted which demonstrates that the lot could sustain a dwelling. She noted that a shed had been placed on the property without a permit. She explained that accessory structures are not permitted prior to the dwelling being in place.

Ms. Peppers explained that the shed was placed on the lot in preparation of the building process. When questioned about the length of the dock, Ms. Peppers stated that it is within the state guidelines.

Ms. Kelly noted that there will be a second story covered deck over the boatlift. She questioned Ms. Peppers concerning the use of the structure; adding that it could not be used for residential purposes. Ms. Peppers assured the members that that was not the intent.

After discussion and on motion by Member Dan Rosier, seconded by Member Strahan and by unanimous vote, it was agreed to recommend approval of the request as submitted. Ms. Peppers thanked the members and Amy Kelly for arranging the special meeting.

- 3- Consideration of a request to construct a Single Family Private Dock on Lot 15, Heron Bay Village, 2209 Seagull Way, St. George Island, Franklin County, Florida. Has State Permits and meets local requirements, contingent upon receiving the Army Corps of Engineers Permit. The dock will be 480' x 4' with a 20' x 6' terminal platform and a 12' x 20' boatlift. Request submitted by GEA, Inc, agent for Robert Ramsey, applicant. (Site Plan shows future home site). Ms. Mary Ann Wasmund of Garlick Environmental, Inc. presented the request to the board.

Again Ms. Kelly explained that there is no house on the property but a site plan demonstrated that the lot could accommodate a dwelling. After brief discussion and on motion by Member Paul Riegelmayr, seconded by Member Skip Frink and by unanimous vote, it was agreed to recommend the Board of County Commission approve the request as stated.

#### **RE-ZONING APPLICATION:**

- 4- Consideration of a request to re-zone a 10 acre parcel lying in Section 24, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from R-1 Single Family Residential to R-2 Single Family Mobile Home. Request submitted by Jeanne Dail, applicant.

Mr. Aaron Wray presented the request to the members. He explained that his family has had no luck marketing the property as R-1 Single Family Homes. He said he has numerous inquiries concerning mobile home sites. He is hoping that by re-zoning the property to R-2 Single Family Mobile Homes that it will provide a more desirable use for the property.

Member Rosier noted that it was his understanding that the residents of the area did not want mobile homes in this location. Mr. Wray explained that there are currently other mobile homes in the area. However, he did not know the addresses for them.

Chairman John Murphy inquired if the property meets the other requirements for mobile home zoning. Ms. Kelly explained that it falls well outside of the 1,500 feet from the water which would require an exposure D mobile home and foundation. She further explained that any new mobile home would have to be a Zone III. She noted that any mobile home would have to meet the flood requirements for that particular lot.

Member Frink inquired about the aesthetics of mobile homes in the area. He wondered if it would take away from the single family dwellings currently built there. He noted that some of the homes in the area fall within the million dollar range. Mr. Wray explained that it would be well off the road. He also noted that Big Bend Machine is located next to the property and the home owners seem to have no objection to its presence. Aaron noted that if the mobile home lots go well, he may come back and ask to rezone more of the property. He said mobile home lots are scarce and are in demand. Member Strahan stated that it is the perfect use of the property and inquired if the sites would be one acre lots.

Ms. Kelly explained that the lots would be required to be a minimum one acre. She further explained that before the re-zoning is complete it will require a site plan approval and an advertised public hearing. She noted that adjoining property owners will be notified. They will be able to express their concerns at that time.

After discussion and on motion by Member Strahan, seconded by Member Frink and by unanimous vote of the members it was agreed to recommend the Board of County Commission approve the re-zoning request as proposed.

The final item on the agenda was for the following

**COMMERCIAL SITE PLAN REVIEW:**

Commercial Site Plan Approval for a 24' x 40' commercial storage building to be placed at 330 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Charles "Rex" Pennycuff, applicant.

Member Dan Rosier inquired about the use of the building. Mr. Rex Pennycuff of Fisherman's Choice told the members that the building will be used for overflow of merchandise. He said it will basically be used as a staging area where merchandise can be unloaded, broke down and then moved into the store. He explained that the site plan shows three feet from the store. However, it will be about four feet to allow room to move the pallets between the two buildings. He said the building will front on David Street with a roll up door for the freight trucks to unload and a roll up side door for access to the store. He further noted the building will be a basic pole barn type structure with metal siding.

Amy explained that he falls below the 80% maximum lot coverage, as required. After discussion and on motion by Member Rosier, seconded by Member Strayhan and by unanimous vote it was agreed to recommend approval for this building as requested.

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**ZONING ADMINSTRATOR'S REPORT:**

Since this special meeting was called to address the items on the agenda, there was no zoning administrator's report.

Member Dan Rosier told the members that this will be his last meeting and he is tendering his resignation effective immediately. The other members expressed their disappointment that Mr. Rosier will be leaving. The county expressed its regrets of his leaving and thanked him for his service over the past 15 years and wished him well.

There being no further business the meeting adjourned at 7:15 p.m.

  
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John Murphy, Chairman

ATTEST:

  
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Amy Kelly, Zoning Administrator