

ORIGINAL

Franklin County Planning & Zoning
Commission Meeting

Franklin County Courthouse Annex
Tuesday, May 17, 2016 at 6:30 P.M.

The Franklin County Planning and Zoning Commission met in Special Session on Tuesday May 17, 2016, at 6:30 p.m. in the Franklin County Courthouse Annex. Attendance was as follows:

PRESENT:

John Murphy ----- Chairman
Paul Riegelmeier ---Member
Joseph Strahan -----Member
T.J. Ward -----Member
Skip Frink-----Member

The first item on the agenda was approval of the minutes of the meeting held, Tuesday, April 26, 2016, as mailed. On discussion, Chairman Murphy noted that he had requested a couple of changes to the minutes which included the attendance of the meeting and also the spelling of Aaron Wray's name. Member Paul Riegelmeier also noted that his name was incorrect on page two, item number 3. It was stipulated that the appropriate changes were made and on motion by Member Paul Riegelmeier, seconded by Member Joseph Strahan and by unanimous vote of the members present, it was agreed to approve the minutes with the above stipulated changes.

The members briefly reviewed the Monthly Building Report for April 2016.

The following **CRITICAL SHORELINE APPLICATIONS WERE REVIEWED:**

- 1- Consideration of a request to construct a Single Family Private Dock at 959 New River Harbor Road, Lot 4 New River Harbor, Carrabelle, Franklin County, Florida. Has all State and Federal Permits and meets local requirements. The Dock walkway will be 20' x 4' with an 8' x 30' terminal platform and a 12' x 20' un-covered boatlift. Request submitted by James and Martha Barnett, applicant whose agent will be David Keith, Docks 4 Less. (There is a House proposed for the lot)

Chairman Murphy inquired whether the owners have an easement for the property. Mr. Keith assured him that they did. After brief discussion and on motion by Member Frink, seconded by Member Ward and by unanimous vote it was agreed to recommend approval of this project as requested.

- 2- Consideration of a request to construct a Single Family Private Dock at 2215 Conch Drive, Lots 10 & 11, Oyster Bay Village, St. George Island, Franklin County Florida. Has State Permits and meets local requirements, contingent upon receiving the Army Corps of Engineers Permit. The walkway will be 480' x 4' with a 20' x 8' terminal platform with (2) 12' x 20' uncovered boatlifts. Request submitted by GEA, Inc., agent for Nancy Juneau, applicant. There is an existing dwelling.

After brief discussion and on motion by Member Strahan, seconded by Member Riegelmeier and by unanimous vote of the members, it was agreed to recommend approval of this request.

ORIGINAL

Franklin County Planning & Zoning
May 17, 2016
Page Two.

- 3- Consideration of a request to construct a Single Family Private Dock Extension on Lot 76, Holiday Beach, Unit 1, 82 Fiesta Drive, Alligator Point, Franklin County, Florida. Has State and Federal Permits and meets local requirements. The dock will extend 40' x 4' and move the boat lift to the end of the dock. Request submitted by Mark Martinko, applicant. There is an existing dwelling on the property.

There were no questions regarding this application. Amy Kelly stated that the county has no objections to this request. On motion by Member Strahan, seconded by Member Ward, and by unanimous vote of the members, it was agreed to recommend approval of this request.

- 4- Consideration of a request to construct a Single Family Private Dock at 2800 US Highway 98 East, Lot 26, Driftwood, St. James, Franklin County Florida. Has State Permits and meets local requirements, contingent upon receiving the Army Corps of Engineers Permit. The walkway will be 200' x 4' with rope handrails, a 10' x 12' terminal platform with a 12' x 4' walkway, 12' x 2' catwalk creating a 12' x 14' uncovered boatlift. Request submitted by Elva Peppers, Florida Environmental, agent for Brian Hearn, applicant. There is a proposed dwelling for this property.

Amy Kelly noted that the approval would be contingent upon receiving the COE Permit. There being no further discussion, on motion by Member Paul Riegelmeier, seconded by Member Joseph Strahan and by unanimous vote of the members, it was agreed to recommend approval of this request contingent upon receipt of the COE Permit.

- 5- Consideration of a request to construct a Single Family Private Dock at 3 Madris Gras Way, Lot 34, Holiday Beach, Unit 1, Alligator Point, Franklin County Florida. Has State Permits and meets local requirements, contingent upon receiving the Army Corps of Engineers Permit. The walkway will be 34' x 5' with a 10' x 5' catwalk, also requesting to excavate 822 square feet of existing canal not greater than 3 feet in depth to create a 10' x 20' boat slip. Request submitted by Elva Peppers, Florida Environmental, agent for Brent Burke, applicant. There is a proposed house for the property.

Ms. Elva Peppers of Florida Environmental presented photos of the property, showing the property location and existing condition of erosion. Amy Kelly informed the members that this request is contingent upon receipt of the COE Permit or the exemption.

On discussion, Member Riegelmeier inquired if they were intending to place the fill in the Critical Habitat Zone on the property. Ms. Peppers explained that it will be placed there to drain and also used later as fill for the property during construction, depending upon what the material looks like. She said if it can't be used the material will be removed. She stated that there are no wetlands on the property.

Member Murphy inquired if the canals are considered private and if they are privately maintained. It was acknowledged that the canals are privately maintained. The county does Franklin County Planning & Zoning

ORIGINAL

May 17, 2016
Page Three.

not dredge the canals, it is up to the homeowners to dredge and maintain the canals when needed.

Ms. Kelly informed the members that the homeowners are requesting a variance for the vertical retaining wall on the property, so any approval would be contingent upon the variance being approved.

Chairman Murphy inquired if the adjoining property owners will be notified and have an opportunity to voice any concerns. Amy Kelly referred to Roxie Allen who informed the members that adjoining property owners are notified prior to the variance meeting and they do have opportunity to voice any concerns. She noted that usually the variance is obtained prior to coming to P&Z for approval. However, due to circumstances, this request for a variance will be considered at the June 1, 2016 Board of Adjustment Meeting.

After discussion Member T.J. Ward made a motion to approve this request contingent upon receiving both the BOA Variance and the COE Permits. The request was seconded by Member Frink and by the following vote, it was agreed to recommend approval of this request.

YEA: T.J. Ward, Skip Frink and Joseph Strahan
NEA: Paul Riegelmeier

The following item was considered for LOT LINE RE-CONFIGURATION:

- 6- Consideration of a request to re-configure the lot lines at 1533 Alligator Drive, Alligator Point, Franklin County, Florida. The line between Lot 4 Block M, Unit 3 Peninsular Point and the East Half of Lot 3, Block M, Unit 3, Peninsular Point would a less and acceptance of 2438 square foot of property from and too each property to keep he East Half of Lot 3, Block M, Unit 3, Peninsular Point a buildable lot of record. Request submitted by Barbara Wither, applicant.

Amy Kelly informed the members that Mrs. Withers wants to sell off a parcel of her property. She noted the main dwelling is over the lot line of two parcels. She wishes to re-configure the lot line to accommodate two houses located on the two parcels. She noted that both parcels are lots of record. Ms Kelly told the members that Ms. Withers is exchanging square footage on each lot to retain the tennis court and the swimming pool with the main house. She noted that this property will also need a BOA variance for the house and the pool to go into the side lot lines.

Mrs. Barbara Withers, Homeowner, presented this request. She informed the members that when she built the main house, she did not realize it was over the lot line. She built the second home later and had no intentions of selling either of them. However, due to high taxes she has to sell off one of the houses. She said she cannot afford to pay taxes on both

ORIGINAL

Franklin County Planning & Zoning
May 17, 2016
Page Four.

houses any longer. Ms. Withers further noted that the stairs which show to be built on the lot line could be re-located onto the east side of the deck.

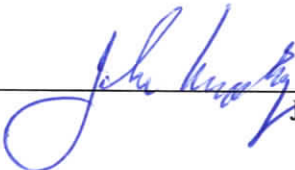
On motion by Member Frink, seconded by Member Strahan, it was agreed to recommend approval of this request to re-configure the lot lines between two lots with no contingencies. The motion to recommend approval carried by unanimous vote of the members.

ZONING ADMINSTRATOR'S REPORT:

The members briefly discussed the need for the open P & Z seats to be filled in order to be able to maintain a quorum. Several ideas were presented to bring awareness to the open seats by public announcements or press releases in either the news paper and/or the radio. Member Frink told Ms. Kelly that he has experience in Press Releases and would be glad to offer assistance if needed.

Ms. Kelly told the members that a Resolution of Appreciation has been sent to Member Dan Rosier for his service.

There being no further business, the meeting adjourned at 7:30 P.M.



John Murphy, Chairman

ATTEST:



Amy Kelly, Zoning Director