

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, January 10, 2017 at 6:30 p.m. in the Franklin County Courthouse Annex. The meeting was called to order by Chairman John Murphy, who thereafter presided.

Attendance was as follows:

| PRESENT | ABSENT |
|-----------------------------|--------|
| John Murphy ----- Chairman | |
| Paul Riegelmeyer --- Member | |
| T.J. Ward ----- Member | |
| Skip Frink ----- Member | |
| Jay Strahan ----- Member | |

The members briefly reviewed the minutes of December 13, 2016. Member Paul Riegelmeyer noted that his name should be corrected from Dan to Paul. There were no other corrections. On motion by Member Skip Frink, seconded by Member Jay Strahan and by unanimous vote of the members, it was agreed to approve the minutes of December 13, 2016 with the noted correction.

The Monthly Building Report was reviewed without comment.

The following applications were reviewed:

CRITICAL SHORELINE APPLICATION:

- 1- Consideration of a request for the Dog Island Yacht Club maintenance dredging project. The spoil cell location is 50' landward of the Mean High Water line to comply with the Franklin County regulations while minimizing impacts to existing vegetation and parking facilities and utilizing uplands. No dredge material will be deposited within 50' of the Mean High Water Line. The request is being submitted by Elva Peppers of Florida Environmental and Lane Services, Inc. as agent for The Dog Island Yacht Club.**

After discussion and on motion by Member Paul Riegelmeyer, seconded by Member Skip Frink and by unanimous vote of the members present it was agreed to recommend the Board of County Commission approve this request as submitted.

SKETCH PLAT APPLICATION:

- 2- Consideration of a request for Sketch Re-Plat approval to combine Lots 54 & 55 of Plantation Beach Village as a one unit subdivision named Prince Beach Properties. Request submitted by Thurman Roddenberry, agent for Elizabeth Morris Prince, owner.**

Mr. Curenton explained that we have done this before when a homeowner owns two properties and wants to combine them into one tax deed. He recommended approval of this request.

After brief discussion and on motion by Member Jay Strahan, seconded by Member Paul Riegelmeier, and by unanimous vote of the members present, it was agreed to recommend the Board of County Commission approve the request as submitted.

FINAL PLAT APPLICATION:

- 3- **Consideration of a request for Final Re-Plat Approval of a 7 lot subdivision within Resort Village named Resort Village II. The re-plat consist of Lots 1, 2, 8, 9, 10, 11, 12, 13, 21, 22, 23, 24, 25 & 26 of Resort Village replacing those lots would be Lots 1-7 Resort Village II, a 7 Lot Subdivision. Request submitted by Barbara Sanders, agent for SGI Limited Partnership, applicant.**

Mr. Curenton explained that this is similar to the previous request. He explained the St. George Island Limited Partnership purchased the property and wants to reconfigure the smaller lots into Larger lots. He recommended the board approve this request as submitted. He noted it would be a lower density, going from 14 lots to 7 lots.

After discussion and on motion by member Riegelmeier, seconded by Member Strahan and by unanimous vote of the board present it was agreed to recommend the Board of County Commission approve this request.

ZONING ADMINISTRATOR'S REPORT:

A discussion of the 50% Clearance Rule in man made canals:

With concerns that some canals or waterways may be made non navigable; the members had previously inquired if there is a maximum coverage area allowed by DEP in a man made canal or natural body of water. Amy Kelly, Zoning Director, contacted Jared Searcy with DEP who noted that there is no steadfast rule for figuring the amount of coverage. However, he said generally DEP follows the guideline that a structure can not extend mor than 25% of the width of the waterway on which the structure is located.

After discussion, and on motion by Member Riegelmeier, seconded by Member Ward, and by unanimous vote, it was agreed to recommend that the Board of County Commission develop an ordinance establishing guidelines that would limit the maximum coverage of a natural or man made waterway to no more than 25% of the width of the waterway. This is to assure that at least 50% of the canals and waterways remain open, ensuring the waters remain navigable to other residents and boaters.

CRITICAL HABITAT SITE PLAN APPLICATION:

- 4- **Consideration of a request for Commercial Dredge, Fill and Spoil Cell site placement on property located at the Northwest corner of Franklin Blvd. and West Bayshore Drive, also known as 41 West Bayshore Drive, St. George Island, Franklin County, Florida. The owner proposes to construct a 6' wooden Post and Board Retaining wall around the perimeter of the property, with a 6' swale to contain the spoil which will extend 50' into the Critical Habitat Zone. The request is submitted by Dan Garlick with Garlick Environmental Associates, Inc.**

George Floyd, Owner of the property presented a slide show of the history of the basin from its beginning when it was used as a ferry boat landing servicing St. George Island. He also went into depth concerning his development plans for the marina.

Concerns were heard from residents both for and against the proposed variance request. Some, residents, while not opposed to the marina, expressed concern about the amount of fill being placed on the property. It was established that the elevation of the property would be raised about 5' higher than it is now and about 1' lower than the existing DOT causeway.

George Floyd explained that they had underestimated the amount of fill that would be removed. He said it would not be cost effective to haul the fill off site. Therefore, he wants to spread the fill, approximately 1300-1400 dump truck loads or 60,000 cubic yards, according to Mr. Floyd's engineer, over the entire property uplands. He noted that the overall size of the property is 26 acres. He said he has hired South Eastern Consulting Engineers, Inc. to do an Engineered Analysis as required. He argued that the retaining wall would stabilize the shoreline and help prevent further erosion. He said there would be no fence on the bridge side because the causeway would act as a retaining wall.

Several members of the audience who spoke against the development. Mr. Roger Muterspaugh, a business owner on St. George Island, presented several hand outs and expressed his objections to the fill being placed on the property. He also asked the members to hold off on making a decision on this until the county has more information.

Ms. Kaitlym Goode, a county resident, explained that she thought it would ruin the tranquil view that now greets guests approaching the entrance to St. George Island.

Mr. Dan Tonsmier of the Apalachicola River Keepers expressed concern of the impacts this could have on the bay. He stated that he was not opposing the marina project. However, he asked the Board Members to simply hold off on acting on this request until more information could be presented.

Patrick Kelly, General Manager, at Harry A's of St. George Island addressed Mr. Floyd and asked him to tell him how the property will look once the wall is built and the spoil is placed on the property. He said he wants to know exactly what he will see when he looks out the door of Harry A's.

Mr. Floyd said it will be landscaped with native vegetation and palm trees. He also said there will be a side walk with a swale to contain the storm water run-off from West Bayshore Drive. He said he proposes boat storage along with sidewalks and bathrooms.

Mr. Gail Riegelmeier inquired about the height of the wall and if the spoil will be placed landward of mean high water on the north side.

Attorney, Barbara Sanders asked exactly what the Planning and Zoning Members are being asked to approve at this meeting. She said she understands the cost of having to remove the spoil from the site. However, she said she is concerned about decontaminating the spoil on site. She also

expressed that while she is not opposed to the harbor, she is concerned about the placement of fill in the Critical Habitat Zone and that not enough information is presented to make a decision.

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Garlick, agent for Mr. Floyd, asked, "why not approve the whole package at this time?" He said the county is not losing the 50' Critical Habitat Zone and the sand will perk just as it does now.

Mr. Curenton explained that at this point, the board is only addressing the retaining wall and the placement of spoil on the property within the Critical Habitat Zone. He explained that the wall will be 8 feet above mean seal level or nvgd. He said this takes into consideration the grade height putting the wall at about 5-6' above grade on parts of the property. He told the members that the spoil will cover the existing Critical Habitat Zone. Mr. Curenton further commented that when this project was brought before the commission in September 2015, it was to place the fill in the A Zone (Flood Zone) and outside of the Critical Habitat Zone. He said now Floyd is proposing to place fill into the V-Zone and 50' into the Critical Habitat Zone, covering the existing Critical Habitat Zone. He stated that the county's recommendation would be to deny the request as presented.

After much discussion, and on motion by Member Paul Riegelmeier, seconded by Member Jay Strahan and by the following vote, it was recommended that the Board of County Commission approve the request as presented, contingent upon the Board of County Commission's approval of Mr. Floyd's Variance Request.

YAY:
Paul Riegelmeier
Skip Frink
Jay Strahan

NAY:
T. J. Ward

There being no further business, the meeting adjourned at 8:50 p.m.

John Murphy, Chairman

ATTEST:

Amy Kelly, Zoning Administrator

STATE OF FLORIDA, COUNTY OF FRANKLIN
I HEREBY CERTIFY that the above and foregoing is a true
and correct copy of an instrument in the official records of
FRANKLIN COUNTY PLANNING & ZONING DEPARTMENT.
Witness my hand and seal of the office this 6th day of
May 2020.
Amy M. Kelly, Zoning Administrator

By Amy M. Kelly