



FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING

COURTHOUSE ANNEX, COMMISSION MEETING ROOM

FEBRUARY 11, 2020

6:30 PM

MINUTES

Commission Present: John Murphy, Chairman, Paul Riegelmayr, Jerry Jackson, Lon Wilkens, Joseph Taranto, Alex Skovronsky

Commission Absent: T.J. Ward, Ronald Schlitt

Approval of the Minutes:

- 1- Approval of the minutes of the meeting held Tuesday, November 12, 2019, as mailed.
Motion to approve as mailed by Member Wilkens, seconded by Member Taranto.
All members in favor/no members opposed

Building Report:

- 2- January 2020 Building Report
Amy Kelly, Zoning Administrator, noted that there were 4 new houses for the month of January 2020.

Critical Shoreline Applications:

- 3- Consideration of a request to construct a Single Family Private Dock located at Lot 5, Alligator Harbor Un-Recorded, 143 Harbor Circle, Alligator Point, Franklin County, Florida. The dock will be 210' x 4' with a 13' x 28' covered boatlift and a 3.5' x 13' terminus. The applicant has all state and federal permits. Request submitted by Larry Joe Colson, agent for Alan and Karen Davis, applicants. (Existing House)
In brief discussion of item 3, Chairman Murphy asked if the proposed dock would extend further than the adjacent docks in the area? Larry Colson, agent, stated the dock goes out the same distance as surrounding docks, all about 210 feet.
Motion to Approve by Paul Riegelmayr, seconded by Jerry Jackson
All members in favor/no members opposed
- 4- Consideration of a request to construct a Single Family Private Dock located at Lot 11, Block 5, Carrabelle River Subdivision, 309 River Road, Carrabelle, Franklin County, Florida. The dock walkway will be 6' x 4' with a 3' x 18' finger pier, and (2) 3' x 35' finger piers and a 12' x 32' covered boatlift. Applicant has State Permits and will be contingent upon receiving the Federal permit. Request submitted by Garlick Environmental Associates, agent for Jimmy Maige, applicant. (Existing House)

In discussion, Chairman Murphy stated that it looks like the north end of the proposed dock does not meet the 25 foot setback from riparian line. Mrs. Kelly responded that we will need to have a professional survey. Garlick stated that they had to get a waiver from the neighbor and they will be happy to get a professional survey. Garlick asked if it would be plausible to get approval contingent upon getting a professional survey. Ms. Kelly stated that the contingency could be made.

Motion to approve by Member Jackson, seconded by Member Riegelmayr, contingent upon receiving the professional survey indicating the proposed dock does not cross the riparian line and obtaining the Corps permit.

All Members in favor/no members opposed

- 5- Consideration of a request to construct a Single Family Private Dock located at Lot 8, Block 65, Unit 5, 709 Randolph Street, St George Island, Franklin County, Florida. The dock walkway will be 15' x 5' and have a 60' x 10' parallel dock. The applicant has the DEP Self Certification. Request submitted by Lee Chapin, applicant. (Proposed Site Plan- No House. This is an after the fact request, dock is already been constructed.)

During discussion Mrs. Kelly stated that she has received a site plan for a house on the property and that she has requested a copy of survey. Mrs. Kelly stated that the dock has already been built and was red flagged when the property owner requested a permit for power. It was noted that the dock is centered on the property and not crossing over. Commission asked why this is an after the fact permit. Chapin apologized and stated that he just needed a place to park his boat. Chapin stated that the dock is modestly built. Commission asked about commercial business, to which Chapin responded no commercial business, only invited guests. Paul Riegelmayr stated that this is not an enforcement board but wanted to know if there is something that we can do about these after the fact permits. Mrs. Kelly stated that we have this issue all over the county. She added, after the fact permits are doubled. Mrs. Kelly also stated that permit fees will be going up soon and after the fact permits will still be charged double. Mrs. Kelly added that she doesn't feel like this is an extreme case, it is moderately built, and she doesn't see a need for the dock to be removed.

Motion to approve by Member Taranto, Seconded by Member Wilkens, contingent upon applying for a DEP Exemption and obtaining the Federal Permit.

By the following vote: Yeas: Member Taranto Nays: Chairman Murphy
 Member Wilkens
 Member Jackson
 Member Riegelmayr

Upon further discussion, Chairman Murphy asked if the power permit had been issued. Ms. Kelly responded not at this time, power would only be permitted if there were going to be a boat lift installed. Dan Garlick questioned the dock power rule, stating that there are other reasons that power is needed on docks. Garlick stated that lighting is an example of a safety concern that would require power. Mrs. Kelly replied to Garlick's concern by stating that she can check with the county planner about the dock power permitting rules. Mrs. Kelly added that the county has a problem with campers illegally being set up as a residence on properties in cases where the property has power.

- 6- Consideration of a request to construct a Single Family Private Dock located at Lot 3, Block 62, Unit 5, 331 Land Street, St. George Island, Franklin County, Florida. The dock walkway will be 5' x 20', with a 4' x 33' finger pier with (2) 4' x 28' finger piers and a 8' x 35' finger pier and (1) 13' x 28' covered boatlift and (1) 13' x 28' un-covered boatlift. The applicant has the DEP Exemption. Request submitted by Alan Anderson, applicant. (Has site plan for proposed house)

Mrs. Kelly stated that she has a site plan, the plan will meet the 25-foot riparian lines on both sides, and the dock will not go more than 25% into the canal. Taranto stated his concern is future issues with neighboring docks going out as far as this dock creating a challenge for him to dock his boat properly due to the pitch of this dock. Mr. Anderson stated he went with that pitch because of the wind, but he could change the pitch a little to make it straighter, maybe instead of 22 make it about a 15.

Motion to approve by Member Jackson, seconded by Member Riegelmayr, contingent upon any applicable permits being obtained.

All members in favor/no members opposed

Zoning Administrator's Report: No report

Mrs. Kelly stated that Skip Frink resigned effectively at the January 2020 meeting and being the Vice Chairman we need to have an election of a new Vice Chairman. Mrs. Kelly stated that she will place it on the agenda for March. Member Taranto mentioned that this will be his last month as a Member and he and Alternate Skovronsky will switch seats, Alternate Skovronsky will become the "Forestry Member" and Member Taranto will be placed in the Alternate Seat.

There being no further discussion, the meeting was adjourned at 7:50 p.m..

John Murphy, Chairman

ATTEST:

Amy M. Kelly, Zoning Administrator