



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM**

DECEMBER 10, 2019

6:30 PM

MINUTES

Commission Present: John Murphy-Chairman, Joseph Taranto, Skip Frink, Paul Riegelmayr, Ronald Schlitt, Jerry Jackson, & Alex Skovronksy

Commission Absent: T.J. Ward & Lon Wilkens

Commission was called to order by Chairman, John Murphy at 6:30PM, who thereafter presided.

Building Report:

- 1- Monthly Building Report for November 2019.

Amy Kelly, Zoning Administrator gave monthly report for November with 8 houses permitted & 1 Mobile Home.

Critical Shoreline Applications:

- 2- Consideration of a request to construct a Multi-Family Dock located at 2832 US Highway 98 East, St. James, Franklin County, Florida. The Dock will be 150' x 4' with an 8' x 16' kayak launch and 8' x 12' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for St. James PUD (Armand Evans), applicant.
DEP & CORE Permits submitted on 12/10/2019. Member Frink Motioned to approve, motion was seconded by Member Riegelmayr. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried.
- 3- Consideration of a request to modify an existing dock by adding a 4' x 18' finger pier and a 12' x 20' covered boatlift on property described as Lot 4, Block 76, Unit 5, 363 Cook Street, St. George Island, Franklin County, Florida. This item has State Permit will be contingent upon receiving Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for James Slacky and Andree Grogan, applicants.
During discussion of item 3, DEP had applicant modify pier further inland approx. 10 feet so as not to encroach into canal any further than what is already existing. Member Riegelmayr motioned to approve, motion was seconded by Member Taranto. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried
- 4- Consideration of a request to construct a Single Family Private Dock on property described as Lot 34 Alligator Point Subdivision, 1617 Alligator Drive, Alligator Point, Franklin County, Florida. The dock will be 359' x 4' and have (2) 12' x 20' boatlifts and a covered 10' x 16' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental Associates, Inc., agent for Jim Sweat, applicant. (House has been permitted)

No comments or discussion, project meets riparian right line requirements. Member Taranto motioned to approve, seconded by Member Jackson. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried

Final Plat Applications:

- 5- Consideration of a request for Final Plat approval of a 5 unit subdivision names Black Bear Bayou II a replat of Lots 1 and 7 of Black Bear Bayou, lying in Section 8, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry and Associates, agent for John Johnson, applicant.

Ms. Kelly, Zoning Administrator informed the Board members that the County Commission approved Scrivener’s error. During discussion, this item was originally approved in 2009 and the applicant is now applying for a replat for more density. Lots 1 and 7 have now been reconfigured to increase the density by adding lots 8,9 & 10 within existing acreage. Member Jackson motioned to approve, seconded by Member Frink. All in favor (5) Member Murphy, Member Taranto, Member Frink, Member Riegelmayr, & Member Jackson. None Opposed. Motion Carried

Re-Zoning & Land Use Change Applications:

- 6- Consideration of a request for a Land Use change of 5.88 acre parcel from Residential to Commercial and Re-Zoning from R-1 Single Family Residential to C-4 Mixed Use Residential on property lying in Section 7, Township 7 South, Range 3 West, 2619 US Highway 98 East, Lanark, Franklin County, Florida. Request submitted by Clayton Studstill, The Studstill Law Firm, PLLC, agent for Timothy Saunders and Christina Saunders, applicants.

During discussion of item 6, Member Skip inquired about the distance the proposed project would be from the Golf Course. The Board Members also inquired about zoning in the surrounding areas of the proposed change. Amy Kelly provided St. James zoning maps to verify zones. Putnal Station is zoned C-4 and Condos are zoned C-2. Member Schlitt inquired to verify which side of property is being presented to be rezoned, it was verified that the North Side only is being proposed for rezoning. Current land use for proposed is R-1, commercial site plan was not up for review.

In much discussion of this item there were a large number of Lanark residents that were present to discuss their many concerns about deliveries, parking, lighting, noise, traffic, safety, size of structure, and also concerns about spot zoning and concerns to whether they would sell part of their rezoned property to another builder for more commercial buildings.

Member Riegelmayr motioned to Deny, no second, motion died due to lack of second.

Member Frink motion to approve, no second. Motion dies due to lack of second.

Chairman adjourn meeting at 8:05pm.

John Murphy, Chairman
Planning & Zoning Commission

ATTEST:

Amy M. Kelly, Zoning Administrator