

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

APRIL 13, 2021

6:30 PM

MINUTES

PLEASE NOTE

- A- PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

This meeting is being held via Zoom and all attendees are muted by default. To join via computer, use the following link on the meeting date and time: <https://zoom.us/j/95701781086> If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter Webinar ID: 957 0178 1086# If you would like to speak during the public comment portion of the meeting, you have the following options: Online - select the "raise your hand" icon. Phone - press *9 to raise your hand, *6 to unmute to submit verbal comments. Public engagement is important to us, and meeting remotely is still a new process. We appreciate everyone's understanding

Approval of the Minutes:

- B- March 9, 2021 Minutes for approval

Building Report:

- C- **R-1 Dwellings Total: 9**
St. George Island - 1
Eastpoint -3
St. Theresa - 2
Alligator Point - 1
Lanark - 2
Mobile Homes Total: 2
Eastpoint - 1
Carrabelle - 1

Critical Shoreline Applications:

- D- Consideration of a request to construct a Single Family Private Dock located at 1545 Alligator Drive, Lot 3, Block R, Peninsular Point, Unit 5, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 229' x 4' with a 6' x 20' terminal platform and a 12' x 20' proposed boatlift. Request submitted by Robert Kirby, applicant. (House Under Construction- #29097)

- E- Consideration of a request to construct a Roof over an existing Boatlift and Redesign of existing Terminus located at 71 Fiesta Drive, Unit 1, Lot 80 Holiday Beach, Alligator Point, Franklin County, Florida. The applicant has State and Federal Permits. The roof will be 29'x14' and the redesigned terminus will be 20'x8'. Request submitted by Better Built Docks, agent for Travis Fink, applicant
- F- Consideration of a request to construct an additional 280 sq foot dock and 312 sq foot covered boat lift to an an existing dock located at 323 East Sawyer Street, Unit 5, Block 81, Lot 9, Eastpoint, Franklin County, Florida. The applicant has State and Federal Permits. Request submitted by Richard DeLarber, applicant.

Final Plat Applications:

- G- Consideration of a request for Final Plat Approval of a 21 acres of land lying in Sections 25 and 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. The subdivision will be named "St George Bay" and will consist of 16 Lots over 1 acre each. Request submitted by Elaine Boone, agent for Ed Simmons, applicant

Special Exception Applications:

- H- Consideration of a request for Special Exception in the C1 Commerical Fishing District to construct a 27'x 40' Water Dependent Tourist Commercial Facility (Kayak Rental Facility) located at 444 Highway 98, 150 feet facing Highway 98, Apalachicola, Franklin County, Florida. Request submitted by Barbara Mathis, applicant.

Commercial Site Plan Applications:

- I- Consideration of a request for Commerical Site Plan Review of a 1,500 square feet Convenience Store with a Deli and Drive Through located at 101 West Pine Ave, Unit 1, Block 2 west, Lots 17 and 18, St. George Island, Franklin County, Florida. Request submitted by Jim Waddell, agent for Charles Robert Shiver and Donna Kay Barber, Applicants.
- J- Consideration of a request for Commercial Site Plan Review of a RV & Boat Storage Facility on a 4.02 Acre parcel at 50 North Bayshore Drive, Eastpoint, Franklin County Florida. Request submitted by Abel Raouf Arafa, agent for Render & Pam Ward, applicants.

Re-Zoning & Land Use Change Applications:

- K- Consideration of a request for a Public Hearing to re-zone a triangular prcel with 75 feet on Highway 10 lying in Section 31, Township 8 South, Range 6 West, located at 336 Patton Drive, Franklin County, Florida from C1Commercial Fishing to C3 Commercial Recreation. Request submitted by Marsha Watson, agent for MMSW Holdings, LLC, applicant.
- L- Consideration of a request for a Public Hearing to re-zone a 200' x 300' parcel lying in Section 25, Township 7 South, Range 5 West, located at 31865 Highway 98 West, Carrabelle, Franklin County, Florida from R4 Single Family Home Industry to C4 Mixed Use Residential. Request submitted by Blakey's Beach LLC, applicant.

Zoning Administrator's Report:

- M- Does a 100' x 120' Metal Storage Building for Vacation Gear allowable as a Home Industry use in the R-4 District?