

Planning and Zoning Adjustment Board – Regular Meeting

Tuesday, August 10, 2021 at 6:30 pm

MEETING MINUTES

Members Present:

Mitch Griner, Alex Skovronsky, Ben Houston, Joey Taranto, James Morris, Michael Shuler – County Attorney, Mark Curenton – County Planner, & Cortni Bankston – Zoning Administrator.

1. Call To Order – 6:30PM

2. Pledge of Allegiance

3. Organizational Vote

The following is the make-up of the new Planning & Zoning Adjustment Board:

James Morris (District 1)

Ben Houston (District 2)

Mitch Griner - Chairman (District 3)

Vacant (District 4)

Jerry Jackson (District 5)

Alex Skovronsky - Vice Chairman (At Large)

David Duncan (At Large)

Joey Taranto (Alternate)

Tony Shiver (Alternate)

Board Action: To accept Board Members as presented.

Motion to approve by Alex Skovronsky. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion Carries.

4. Approval of Minutes

a. June 9, 2021 BOA Meeting Minutes for approval

Motion to approve by Alex Skovronsky. Seconded by Joey Taranto. All 5 members in favor. None opposed. Motion Carries.

b. July 27, 2021 P&Z Meeting Minutes for approval

Motion to approve by Ben Houston. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion Carries.

Building Report

5. June Monthly Building Report

New Homes

Total: 8

Eastpoint - 2

Carrabelle - 1

Alligator Point - 1

St. George Island - 3
St. James – 1

Mobile Homes

Total: 1

Eastpoint - 1

Motion to approve by Joey Taranto. Seconded by James Morris. All 5 members in favor. None opposed. Motion Carries.

6. July Monthly Building Report

New Homes

Total: 11

Lanark - 1

Apalachicola - 2

Eastpoint - 2

St. George Island - 2

Carrabelle - 3

Alligator Point – 1

Mobile Homes

Total: 3

Lanark - 1

Apalachicola - 1

Eastpoint – 1

Motion to approve by Joey Taranto. Seconded by James Morris. All 5 members in favor. None opposed. Motion Carries.

Variance Requests

7. 355 Bruce Street

Consideration of a request for a variance to construct a house (footprint 1458 Sq feet) 18' into the Critical Habitat Zone setback and 3' into the front setback. Applicant is also requesting a variance to construct a swimming pool 38 feet into the Critical Habitat Zone setback requirement. Property is described as 355 Bruce Street, Block 57, Lot 1, Unit 5, St. George Island, Franklin County, Florida. Request submitted by Billy G. Blackburn, Applicant.

Applicant verbally removes pool from application request. Motion to deny by Ben Houston. Seconded by Joey Taranto. All 5 members in favor. None opposed. Motion Carries.

8. 219 West Gorrie Drive

Consideration of a request for a variance to construct a 15' x 50' Storage Building 5.5 feet into the 10-foot left and right-side setbacks. Property is described as 219 West Gorrie, West Block 9, Lot 11, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Calvin Dunn, agent for Gary Rhinehart, applicant.

Motion to approve by Ben Houston. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion Carries.

Critical Shoreline Applications

9. 1490 Alligator Drive

Consideration of a request to construct a 350'x4' Single Family Dock with a 26'x6' Terminus Platform and a 40'x14' Covered Boat Lift. Property is described as Block L, Unit 2, Lot 4 Penn Point, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Agent for Jay Briland, applicant. Proposed request will be contingent upon State and Federal Permits.

Motion to approve contingent upon State and Federal Permits by Alex Skovronsky. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion carries.

10. 1494 Alligator Drive

Consideration of a request to construct a 300'x4' dock access walkway with a 16'x10' Terminus to an existing deck. Property is described as Block L, Unit 2, Lot 2, Alligator Point, Franklin County, Florida. Request submitted by Salty Dog Construction, agent for Varela & Blair Anderson, applicants. Proposed request will be contingent upon State and Federal Permits.

Motion to table due to lack of agent or applicant present by Ben Houston. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion carries.

Commercial Site Plan Review

11. 2118 Highway 98

Consideration of a request for Commercial site plan review of an RV Park on property described as 2118 Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Team Golson Motorsports, Inc, applicant.

Motion to deny made by Joey Taranto. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion Carries.

Board Discussion: Member Joey Taranto brought up erosion once trees are removed. Member Alex Skovronsky had reservations about consistency of site plan

Ordinance Amendment Applications

12. St. James Bay PUD

Consideration of a request to amend verbiage for the current St. James Bay PUD to include 'RV Park' as a usage in the description of the commercial space. Request submitted by Garlick Environmental Associates, agent for Casey Meeks, applicant.

Agent requested application be removed from agenda until later date.

Re-Zoning & Land Use Change Applications

13. 780 Hickory Hammock Road

Consideration of a request for Public Hearing to re-zone a 38.54 acre parcel lying in Section 25, Township 6 South, Range 4 West, property address described as 780 Hickory Hammock Road, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-6 Rural Residential District. Request submitted by Wanda Rose, agent for Al Byrne and Mary Lynn Mathre, applicants.

Motion to approve to go for Public Hearing by James Morris. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion carries.

Zoning Administrator Report

12. Proposed Franklin County Comp Plan Amendment

This is a proposed amendment to the Franklin County Comprehensive Plan. Commission Board will not be asked to vote on this proposed plan until September Board Meeting.

Motion to table for final proposed amendment by Alex Skovronsky. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion carries.

Meeting adjourned @ 7:33PM

Chairman signature / Date