

Planning & Zoning Commission - Regular Meeting

Tuesday, July 27, 2021 6:30PM

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

MINUTES

Members Present:

Alex Skovronsky, Chairman; Ben Houston; Jerry Jackson; Cortni Bankston, Zoning Administrator

1. Call To Order

6:30PM

2. Pledge Of Allegiance

3. Approval Of Minutes

June 8, 2021 Regular Meeting Minutes

Motion to approve, Ben Houston. Seconded by Jerry Jackson. All in favor (3). None Opposed. Motion Carries.

4. Monthly Building Report

May Monthly Building Report

5. Critical Shoreline Applications

a. 1474 Alligator Drive

Consideration of a request to construct a Single Family Residential Dock with a 353'x4' access walkway with a 8'x20' Termimus and Two (2) 12'x20' Boat lifts. Property is described as Lot 3 of Lot 9 Sub Penn Point, Block L, Unit 2, 1474 Alligator Drive, Alligator Point, Franklin County, Florida. State and Federal Permits have been recieved. Request submitted by Docks 4 Less, agent for John Adam Dowdy, III. (Application originally submitted and approved 5/14/2019)

Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.

b. 26 Mardi Gras Way

Consideration of a request to modify an existing dock by adding a 24'x6' access walkway, a 6'x3' step-down, and a 12'x24' uncovered boat lift. Property is described as Lot 20 Holiday Beach, Unit 1, 26 Mardi Gras Way, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Debra Fadool, applicant. State and Federal Permits have been received.

Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.

Board comments/Concerns: Chairman inquired about the 25% coverage rule of canal. Agent showed overgrowth on arial photo makes it hard for us to see but on site plan, shows the canal setback requirements have been met.

c. 147 Harbor Circle

Consideration of a request to construct a Single Family Dock with a 231'x4' access walkway, a 26'x4.5' Terminus with a 26'x1.5' Step-down, and Two (2) 16'x26' Covered Boat Lifts. Property described as Tract 4 Alligator Harbor, 147 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Steven Fling, applicant.

Motion to approve contingent upon State and Federal Permits by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.

Board Comments/Concerns: Charmain's only concern was the location of the neighboring dock built crooked and not straight to the left of the proposed dock. There is a house in between and they will have a hard time getting approved for a dock in future because of the neighboring dock.

d. 333 River Road

Consideration of a request of a tear down and rebuild of a Single Family Dock with a 51'x6' access walkway and a 13'x38' Covered Boat Lift. Property is described as Block 5, Carrabelle River Sub Lot 3 & North 35' of Lot 4, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for John Mooney, applicant. Applicant will be contingent upon State and Federal Permits.

Motion to approve contingent upon State & Federal Permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None Opposed. Motion carries.

e. 1927 Indian Harbor Road

Consideration of a request to construct a new 4'x237' Single Family Dock with a 6'x26' Terminus and a 3' step-down. Property is described as Lot 7 Indian Bay Village, 1927 Indian Harbor Road, St. George Island, Franklin County, Florida. State and Federal Permits have been received. Request submitted by Better Built Docks, agent for Jared Orciani, applicant.

Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.

f. 1968 Highway 98 West

Consideration of a request to construct a New Single Family Dock with a 242'x4' access walkway with a 15'x15' midway access deck, a 10'x16' Terminus, and Two (2) 10'x20' Boat Lifts. Property is described as Lot 1 Crooked River Light House Reservation, 1968 Highway 98 West, Carrabelle Beach, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Jennifer Smith, applicant. Application will be contingent upon State and Federal Permits.

Motion to approve contingent upon State & Federal Permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). Motion carries.

Board Comments/Concerns: Applicant confirmed that the current dilapidated dock will be removed & new proposed will be built in its place.

g. 2392 Highway 98 West

Consideration of a request to add fill to construct a driveway over a portion of a jurisdictional wetland on the front of the property. Property is described as Pinewood Shores Sub Lot 3 being 1.07 Acres, 2392 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick

Environmental Associates, agent for Rick Soria, applicant. The applicant will be contingent upon FDEP permit.

Motion to approve by Jerry Jackson contingent upon Federal permit. Seconded by Ben Houston. All in favor (3). None Opposed. Motion carries.

Board Comments/Concerns: Chairman asked about dirt road on site map which shows a possible driveway to the applicants property. Agent stated the dirt road really isn't a road and stops well before reaching the applicant's property. Member Jackson asked about DEP and State approving jurisdictional wetland. Agent advised State gave jurisdiction to FDEP.

h. 4530 St. Theresa Landings Road

Consideration of a request to modify an existing Community Dock by adding 12.6'x12.6' Boat lift. Property described as parcel # 28-06-02W-1000-0000-0COM, St Theresa Landings Road, St. Theresa, Franklin County, Florida. Request

submitted by Hydra Engineering & Construction, agent for Matthew Fox, applicant. Applicant will be contingent upon State and Federal Permits or Exemption.

Motion to approve contingent upon exemption or state and federal permits by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.

6. Commercial Site Plan Applications

a. 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 table for more information or water and sewer availability or plans with location of septic by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.

b. St. James Bay

Consideration of a request for Site Plan review for an additional 12 Villa Unit at the Club House area of St. James Bay Golf Course. Property described as 160 Laughing Gull Lane, Carrabelle, Franklin County, Florida. Request submitted by Jim Waddell, agent for St. James Bay PUD.

Applicant will be contingent upon State and Federal Permits.

Motion to approve contingent upon State and Federal permits by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.

c. 116 Otter Slide Road

Consideration of a request for Commercial Site Plan review of a 37'x12' Storage Building on a 9.09 acre parcel on property described as a parcel containing 34.36 acres located at 116 Otter Slide Road, Eastpoint, Franklin County, Florida. Request submitted by LMB Properties Partnership, Ltd, applicant.

Motion to approve by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.

7. Ordinance Amendment Applications

a. St. James Bay PUD

Consideration of a request to amend an existing ordinance for the St. James Bay PUD to include verbiage for development of 575 Residential dwelling units, an 18-hole Golf Course, 210,000 square feet of Commercial Space, and a Homeowners Bay Recreation Facility. Request submitted by Garlick Environmental Associates, agent for Casey Meeks, applicant.

Correction of request given by Agent. The applicant is requesting to amend verbiage in PUD to include RV Park description of Commercial Space.

Motion to table for more information on what the plans are and if there is going to be septic or water and sewer availability to determine the density of location of proposed RV park by Jerry Jackson. Seconded by Ben Houston. All in favor (3). None opposed. Motion carries.

8. Re-Zoning & Land Use Change Applications

a. Seacured Storage LLC

Consideration of a request for Public Hearing to re-zone a 5.9 acre parcel lying in Section 36, Township 8 South, Range 7 West, located in Eastpoint, Franklin County, Florida from C-2 Commercial Business to R-7 Multi-Family High Density. Request submitted by Garlick Environmental Associates, agent for Seacured Storage LLC, applicant.

Motion to approve for Public Hearing by Ben Houston. Seconded by Jerry Jackson. All in favor (3). None opposed. Motion carries.

Board Comments/Concerns: Chairman asked about water and sewer availability for this location and what is the intention of the rezoning request. Agent advised this will be a location for affordable housing.

9. Zoning Administrator's Report

Meeting Adjourned at 7:36PM

Chairman Signature / Date