

# Planning and Zoning Adjustment Board – Regular Meeting Tuesday, October 12, 2021 at 6:30 pm

## \*\*\*MEETING MINUTES\*\*\*

### Members Present:

Mitch Griner, Alex Skovronsky, Ben Houston, Joey Taranto, James Morris, David Duncan, Erin Griffith – Fiscal Manager, Cortni Bankston – Zoning Administrator

1. Call to Order – 6:30PM
2. Pledge of Allegiance
3. Approval of Minutes
  - a. **September 14, 2021 Meeting Minutes for Approval**  
*Motion to approve by Joey Taranto. Seconded by James Morris. All 6 members in favor. None opposed. Motion Carried.*
4. **August 25, 2021 – September 24, 2021 Monthly Building Report**

### Critical Shoreline Applications

5. **39 Carousel Terrace**

Consideration of a request to construct two dock additions to an existing dock: 108 square foot dock, a 160 square foot terminal platform, a 30 square foot staircase, and one 18 square foot jet ski lift. Property is described as Unit, 1 Lot 1, 39 Carousel Terrace, Alligator Point, Franklin County, Florida. Request submitted by Gene Strickland, agent for William Hackney, applicant. State Exemption has been received. Application will be contingent upon Federal Permit or Exemption. *Staff Review comments: Dock meets all requirements, just need to provide Federal Permit or exemption before dock can be permitted. Motion to approve contingent upon Federal exemption letter by David Duncan. Seconded by James Morris. All 6 members in favor. None opposed. Motion Carried.*
6. **19 Carousel Terrace**

Consideration of a request to construct a 6'x30' single family dock with a 12'x24' Slip with Lift, a 102 Linear Foot retaining seawall, and a floating turbidity barrier. Property is described as Lot 9, Holiday Beach, 19 Carousel Terrace, Alligator Point, Franklin County, Florida. Request submitted by Docks 4 Less, agent for Ryan Lawson, applicant. State Exemption has been received. Application will be contingent upon Federal Permit or Exemption. *Staff Review comments: Dock meets all requirements, just needs to provide Federal Permit or exemption before dock can be permitted. Motion to approve contingent upon revised site plan with dock meeting the 25 ft County required setback & Federal exemption letter by David Duncan. Seconded by Joey Taranto. All 6 members in favor. None opposed. Motion Carried.*

## Preliminary Plat Applications

### 7. Miller's Landing

Consideration of a request for Preliminary Sketch Plat approval of a 2.01 acre parcel of land lying in Section 12, Township 7 South, Range 4 West, Lanark Village, Franklin County, Florida. The subdivision will be named "Miller's Landing" and will consist of 6 Lots meeting the minimum requirement of 14,000 sq feet each for R-1A Zoning. Request submitted by Melinda Carroll and Vicki Williams, applicants. *Staff Review comments: Proposed plat has been reviewed by Mark Curenton, County Planner to move forward to be approved by Planning & Zoning Adjustment Board. Motion to approve by David Duncan. Seconded by Alex Skovronsky. All 6 members in favor. None opposed. Motion Carried.*

## Easement Revision Applications

### 8. Silent Waters Subdivision

Consideration of a request to revise the location of current access easement for the Silent Waters Subdivision for property described as Lots 1 and 2, Silent Waters, Creek Side Drive, Carrabelle, Franklin County, Florida. Request submitted by Ken Garcia, agent for Silent Waters Subdivision, applicant. *Staff Review comments: Easement revision was review by Mark Curenton and the applicant has provided email confirmation that the neighbor has no issues with the proposed easement access change. Motion to Table by David Duncan. Seconded by Ben Houston. All 6 members in favor. None opposed. Motion Carried.*

*Board would like to see the original Plat showing where the easement starts. Board also would like Staff to send a letter to the other neighboring properties in this subdivision about the requested change.*

## Zoning Administrator's Report

### 9. Board Comments

Board has concerns about the amount of times an agenda item/application gets tabled due to No Show of applicant or representative. The Board would like Staff to create and present proposed verbiage for applicants if they miss 3 consecutive meetings due to no show of representation with a proposed penalty. *Motion to approve by Ben Houston. Seconded by James Morris. All 6 members in favor. Motion Carried.*

## Workshop

10. Review of proposed recreational improvements to Vrooman Park in Eastpoint and Lighthouse Park on St. George Island.

### EXCERPT OF PLANNING WORKSHOP MINUTES

PRESENT: Mitch Griner, Chairman  
Ben Houston, Member  
David Duncan, Member  
Jim Morris, Member  
Alex Skovronsky, Member  
Joey Tranato, Member

Chairman Mitch Griner opened the Planning Workshop Session of the Regular Advisory Board Meeting and turned the floor over to Erin Griffith who stated that the purpose of the workshop was for the County to receive feedback from the Planning Board on two proposed FRDAP funding applications.

Erin Griffith first discussed:

1. **SGI PLAYGROUND IMPROVEMENTS AT LIGHTHOUSE PARK** which is an Inclusive Playground with Surfacing and Shade, a \$200,000 Grant Application

In recent years the county has replaced existing restrooms with an enlarged, code-compliant facility; replaced picnic tables and benches; and added mobi-mats from the east side parking lot to the beach at Lighthouse Park. The proposed playground improvements will lie southeast of the lighthouse and will be located landward of the coastal construction control line. The improvements will be designed specific to our area by including play equipment representing some of the area's popular native species, such as sea turtles and dolphin. Signage will educate the public on coastal ecosystems and include a rip tide warning system. Surfacing will provide a cool, pest free surface for children. Shade will protect against dangerous U-V rays while cooling the ambient temperature. Nearby seating will enable caregivers to remain close to children at play.

The existing deteriorated playground sits seaward of the coastal construction control line and has served the area for many years with minimal play equipment, no surfacing beyond natural sand and native grass, no shade, and no nearby seating for adults. The area is currently not accessible for wheelchairs or carriages and contains no inclusive equipment. The county will remove and demolish the existing playground equipment should the new playground be funded.

It is important to Franklin County to provide facilities that are inclusive for all ages and physical abilities of park users. Inclusive recreational facilities encourage physical activity and provide access to a healthy outdoor lifestyle for residents and visitors alike.

Erin Griffith requested comments, input and recommendation to move forward from Planning Members -

*The members of the Planning Board expressed support for the project, mentioned how busy the park location was, commented on the different types of shade structures that could be used at the playground, and thought an inclusive playground was a great project. During public comment, audience member Bill Mills introduced himself as the vice president of the St. George Island Civic Club and he mentioned that they had begun fundraising efforts to assist in the development of the inclusive playground and their membership was very supportive of the concept.*

Chairman Mitch Griner of the Planning Board then concluded the first project discussion and Erin Griffith then discussed the second project application:

2. **VROOMAN PARK BALLFIELD IMPROVEMENTS** which is the renovation of two primary baseball fields (including drainage improvements for those fields and replacement of all fencing), the addition of an accessibility enhanced sidewalk connecting the parking area to the concession area and dugouts, and renovation of batting cage, a \$200,000 Grant Application

Vrooman Park is a popular sports facility in Eastpoint. The sports complex offers three lighted baseball fields, one T-ball field, a concession stand, dugouts, restrooms, basketball court, walking path and a playground.

Over five years ago, the county received a \$50,000 FRDAP grant to add the T-ball field, and improve the playground and pavilion. The park fields are difficult to play on at this time due to the fields staying wet due to improper drainage. The county's engineer has recommended that the two primary fields be elevated by about 6" which would entail a substantial amount of fill, sod, and clay, replacement of the irrigation system for the two fields, replacement of the perimeter fencing with

drainage improvements (whether swales or French drains) along the exterior perimeter between the fencing and the path around the park and the access path to the dugouts and concession area. Renovation of the batting cage and dugouts are also included with this grant application as the concrete block structures are at the end of useful life and in need a full roof replacement.

One enhancement that is badly needed at this location is a 6' access sidewalk for those with mobility impairments to be able to access the park facilities, restrooms are at the back of the Concession Building and the bleachers between the fields are inaccessible by wheelchair or carriage.

The county has applied for a FRDAP grant to assist in remediation of the issues mentioned above – the park is a core component of the county's recreational sports facilities and the field and accessibility improvements will aid in keeping children and families physically active and outdoors.

Erin Griffith then requested comments, input and recommendation to move forward from Planning Members.

*The members of the Planning Board expressed support for the project, mentioned how badly the park location needed to be redone and how it was heavily used by many children and families in the community. The Planning Board also recognized the need for additional land in the future for park expansion and liked the concept of adding accessibility improvements. The Planning Board thought that the Vrooman Park Improvements was an excellent project and should move forward.*

Chairman Mitch Griner then adjourned the workshop at 7:41 p.m.

**Meeting adjourned 7:41 PM**

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**Chairman Signature / Date**