

# Planning and Zoning Adjustment Board – Regular Meeting Tuesday, November 9, 2021 at 6:30 pm

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

### Members Present:

Mitch Griner, Alex Skovronsky, Ben Houston, James Morris, David Duncan, Alan Pierce, Cortni Bankston, Michael Moron, Michael Shuler, County Attorney

1. Call to Order – 6:30PM
2. Pledge of Allegiance
3. Approval of Minutes
  - a. November 9, 2021 Meeting Minutes for Approval  
*Motion to approve by Ben Houston. Seconded by Alex Skovronsky. All 5 members in favor. None opposed. Motion Carried.*
4. September 27, 2021 – October 20, 2021 Monthly Building Report

### Variance Request Applications

5. **667 Bald Point Road**

Consideration of a request for a variance to construct a house (footprint 1000 Sq feet) 10' into the Front setback, 34' into Wetlands/Critical Habitat Zone. Property is described as 667 Bald Point Road, Block 10, Lot 85, Unit 1, Alligator Point, Franklin County, Florida. Request submitted by Tara Morgan, agent for Scott Shanley, Applicant. *Motion to approve contingent upon letter from property owner giving permission to applicant to request variance by David Duncan. Seconded by James Morris. 4 members in favor. 1 opposed. Motion Carried.*
6. **Bill Thomas Cottages and Townhomes**

Consideration of a request for a variance to construct 6 S.F. Cottages 15' into the Front setback (2nd street) and 5' into Front setback (West Pine Avenue), also requesting to construct 4 Townhomes 20' into Front setback (2nd Street) and 5' into Rear setback. Property is described as 11 Commercial lots, West Block 5W, Lots 1-5, & 27-32, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Thomas Dolan, agent for Bill Thomas, applicant. *Applicant withdrew application from the Agenda.*
7. **4198 St. Theresa Ave**

Consideration of a request for a variance to construct an addition to existing home 15' into Front setback. Property is described as 4198 St. Theresa Ave, Block A, Lots 3 & 4 Cochrans Beach, St. Theresa, Franklin County, Florida. Request submitted by Charles and Leslie Redding, applicants. *Staff Comments: Application was originally approved in August 2020, but has to come back for approval because Variance request expired before applicant pulled building permit. Motion to approve by Jim Morris. Seconded by Ben Houston. All 5 members in favor. None opposed. Motion Carried.*

### Critical Shoreline Applications

#### 8. 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, Page 2 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 Comments: Agent has provided updated site plan as requested by Board, BOCC has sent back to PZA for approval. Motion to approve by Alex Skovronsky. Seconded by David Duncan. All 5 members in favor. None opposed. Motion carried.*

### Preliminary Plat Applications

#### 9. 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

#### 10. 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 until next meeting by David Duncan. Seconded by Jim Morris. All 5 members in favor. None opposed. Motion Carried.*

Meeting adjourned 8:21 PM

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Chairman Signature / Date