

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

MARCH 09, 2021

6:30 PM

MINUTES

PRESENT:

Alex Skovronsky, chairman. Ben Houston, Board Member. Joey Taranto, Board Member. Cortni Bankston, Zoning Administrator.

Building Report:

February 2021 Building Report

R-1 Dwellings: 5 Total

St. George Island - 1

Eastpoint - 1

St. Theresa - 1

St. James Bay - 1

Mobile Homes: 2 Total

Eastpoint - 2

Motion to approve: Ben Houston, 2nd by Joey Taranto. Motion Carries.

Critical Shoreline Applications:

- A- 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) **Motion to Table (applicant and representative were no-show) Ben Houston, 2nd by Joey Taranto. All in Favor. Motion Carries.**

- B- 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. **Motion to Table (applicant and representative were no-show) Ben Houston, 2nd by Joey Taranto. All in Favor. Motion Carries.**

- C- Consideration of a request to construct a Single Family Residential Dock located at 1530 Highway 98, Carrabelle, Franklin County, FL. The proposed dock will be 12' x 4' with a 12' x 24' terminus. Applicant will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental, agent for Charles W. Smith, applicant. **Motion to approve contingent upon state and federal permits, Ben Houston, 2nd by Joey Taranto. All in Favor. Motion Carries.**

During Discussion, Alex Skovronsky asked about the height of the walkway to the terminus & Member Ben Houston asked about the distance of riparian right lines.

- D- Consideration of a request to construct a Single Family Residential Dock and Boat Lift located at 2023 Turpentine Trail, Lot 12 Bay Cove Village, St. George Island, Franklin County, Florida. The proposed Dock will be 493' x 4' with a 20' x 6' terminus and a 11' x 20' Boat Lift. Applicant will be contingent upon State and Federal Permits. Request submitted by Garlick Environmental, agent for Gina Miller (GKM, LLC), applicant. (House under construction # 29881) **Motion to approve contingent upon State and Federal Permits, Ben Houston. 2nd by Joey Taranto. All in Favor. Motion Carries.**

Sketch Plat Applications:

- G- Consideration of a request for Sketch 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. **Motion to approve by Ben Houston, 2nd by Joey Taranto. All in Favor. Motion Carries.**

During Discussion, Alex questioned difference in Major and Minor Subdivisions. This subdivision would be considered minor due to the number of proposed lots.

Zoning Administrator's Report:

Cortni Bankston brought up a scenario with a homeowner in the R-4 district wanting to know if it was ok to allow U-Haul storage on their property. As determined by the board, allowing this would be a commercial usage of the property which is not allowed in the R-4 District.

Meeting adjourned 7:03PM