



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

JANUARY 14, 2020

6:30 PM

MINUTES

Commission Present: *Skip Frink- Vice Chairman, Jerry Jackson, Paul Riegelmayr, Lon Wilkens, & Alex Skovronsky*

Commission Absent: *John Murphy, Joseph Taranto, T.J. Ward, & Ronald Schlitt*

Commission was called to order by Vice Chairman, Skip Frink at 6.57PM, who thereafter presided as chairman.

Approval of the Minutes:

- 1- December 2019 Minutes

Member Jerry Jackson made motion to approve December 2019 Planning and Zoning Meeting minutes, Member Alex Skovronsky 2nd the motion. All in favor (5) Member Wilkens, Member Frink, Member Riegelmayr, Member Jackson, and Member Skovronsky. None Opposed. Motion Carried.

Building Report:

- 2- Monthly Building Report December 2019

Amy Kelly, Zoning Administrator gave monthly report for December with 7 Houses permitted & 2 Mobile Homes.

Critical Shoreline Applications:

- 3- Consideration of a request to construct a Single Family Private Dock on property described as 800 Hickory Hammock Road, Carrabelle, Franklin County, Florida. It will be a U-Shaped Dock consisting of a 4' x 8' access walkway, a 6' x 20' dock and a 4' x 20' walk-around. The applicant has the Army Corps permit but will be contingent upon the DEP permit. Request submitted by Timothy Small, applicant. (Has Under Construction)

During discussion of item 3, Member Alex Skovronsky inquired about the distance of the proposed project from the home that is currently under construction and distance from adjacent property line. Member Skip Frink asked about the amount of feet the dock would be into the river. Amy Kelly, Zoning Administrator advised board that proposed dock meets riparian right lines and will be about 13 feet into the river.

Member Paul Riegelmayr motion to approve contingent upon DEP permits. Motion 2nd by Member Lon Wilkens. All in favor (5) Member Wilkens, Member Frink, Member Riegelmayr, Member Jackson, and Member Skovronsky. None Opposed. Motion Carried.

Re-Zoning & Land Use Change Applications:

- 4- Consideration of a request for a Public Hearing for a Land Use Change of a 1.5 acre parcel from Residential to Commercial and a Re-Zoning from R-4 Single Family Home Industry to C-2 Commercial Business on property described as 1001 Bluff Road, Apalachicola, Franklin County, Florida (Bluff Road Storage Units). Request submitted by Charles and Faye Thompson, applicants.

During discussion of item number 4, Member Paul Riegelmayr inquired about the zoning of surrounding properties. Ms. Kelly stated the surrounding properties are zoned residential in nature with the Apalachicola Airport being industrial. Member Jerry Jackson asked for verification of acreage. Ms. Stated that it is a total of 1.23 acres. Johnathan Faircloth, agent for applicant stated the bank is requesting rezoning before property can change hands. Ms. Kelly, Zoning Administrator advised board that applicant would have to return with site plan for proposed expansion, however the request is simply for the applicant to proceed to public hearing for the land use and rezoning. Property was originally being ran under R-4 zoning as a home industry.

Member Lon Wilkens motioned to approve for public hearing. Member Skovronsky 2nd the motion. (4) in favor, Member Wilkens, Member Skovronsky, Member Jackson, & Member Frink. (1) opposed, Member Riegelmayr. Motion Carried.

- 5- Consideration of a request to Re-Zone a 22.77 acre parcel from R-1A Single Family Subdivision to R-1 Single Family Residential on property described as Shell Bay 3D, lying in Section 35, Township 7 South, Range 5 West, 2163 US Highway 98 West, Carrabelle Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

During discussion of item 5, Member Paul Riegelmayr inquired about whether property would be on sewer and water or well and septic and aslo inquired about the zoning of the surrounding. Ms. Kelly stated that the surrounding properties were zoned R-1 Single Family Residential and R-2 Single Family Mobile Home. Member Alex Skovronsky inquired about property wetlands. Mr. Garlick, stated that the wetlands were noted on the site plan, but all properties has enough room to construct a house.

Member Paul Riegelmayr motioned to approve, Member Jerry Jackson 2nd the motion. All in favor (5) Member Wilkens, Member Frink, Member Riegelmayr, Member Jackson, and Member Skovronsky. None Opposed. Motion Carried.

Abandon Existing Plat Application

- 6- Consideration of a request to abandon the Shell Bay 3D Plat. This property is lying in Section 35, Township 7 South, Range 5 West, 2163 US Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

No comments or discussion, Member Lon Wilkens motioned to approve, Member Paul Riegelmayr 2nd the motion. All in favor (5) Member Wilkens, Member Frink, Member Riegelmayr, Member Jackson, and Member Skovronsky. None Opposed. Motion Carried.

Sketch Plat Applications:

- 7- Consideration of a request for Sketch Plat approval of a 16 lot subdivision named "Shell Bay Subdivision" on a 22.77 acre parcel lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

No comments or discussion, Member Pau Rieglmayer motioned to approve, Member Alex Skovronsky 2nd the motion. All in favor (5) Member Wilkens, Member Frink, Member Rieglmayer, Member Jackson, and Member Skovronsky. None Opposed. Motion Carried.

Chairperson adjourn meeting at 7:29PM.

Skip Frink, Vice Chairman
Planning & Zoning Commission

ATTEST:

Amy M. Kelly, Zoning Administrator