

Franklin County Planning & Zoning Agenda

Tuesday, January 10, 2017 at 6:30 P.M.

Franklin County Courthouse Annex

34 Forbes Street, Apalachicola, FL 32320

Office Contact Info: Amy Kelly (850) 653-9783, Ext. 167

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

- 1- Approval of the minutes of the meeting held, Tuesday, December 13, 2016, as mailed.
- 2- Monthly Building Report for December 2016.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request for the Dog Island Yacht Club maintenance dredging project. The spoil cell location is 50' landward of the Mean High Water line to comply with the Franklin County regulations while minimizing impacts to existing vegetation and parking facilities and utilizing uplands. No dredge material will be deposited within 50' of the Mean High Water Line. The request is being submitted by Florida Environmental and Lane Services, Inc. as agent for The Dog Island Yacht Club.
- 4- Consideration of a request for Commercial Dredge, Fill and Spoil Cell site placement 25' into the Critical Habitat Zone on property located at the Northwest corner of Franklin Boulevard and West Bayshore Drive, also known as 40 West Bayshore Drive, St. George Island, Franklin County, Florida. The owner proposed to construct a 6' wooden retaining wall around the entire perimeter of the property, as well he proposes a 6' swale to contain the spoil which extends 25' into the Critical Shoreline Zone. As an alternative site plan, Mr. George Floyd has presented an option to fill the existing man made marina and develop the property as an RV Park. The request is submitted by Garlick Environmental Associates, Inc., agent for George Floyd, owner.

SKETCH PLAT APPLICATION:

- 5- Consideration of a request for Sketch Re-Plat approval to combine Lots 54 & 55 of Plantation Beach Village as a one unit subdivision named Prince Beach Properties. Request submitted by Thurman Roddenberry, agent for Elizabeth Morris Prince, owner.

FINAL PLAT APPLICATION:

- 6- Consideration of a request for Final Re-Plat Approval of a 7 lot subdivision within Resort Village named Resort Village II. The re-plat consist of Lots 1, 2, 8, 9, 10, 11, 12, 13, 21, 22, 23, 24, 25 & 26 of Resort Village replacing those lots would be Lots 1-7 Resort Village II, a 7 Lot Subdivision. Request submitted by Barbara Sanders, agent for SGI Limited Partnership, applicant.

ZONING ADMINSTRATOR'S REPORT:

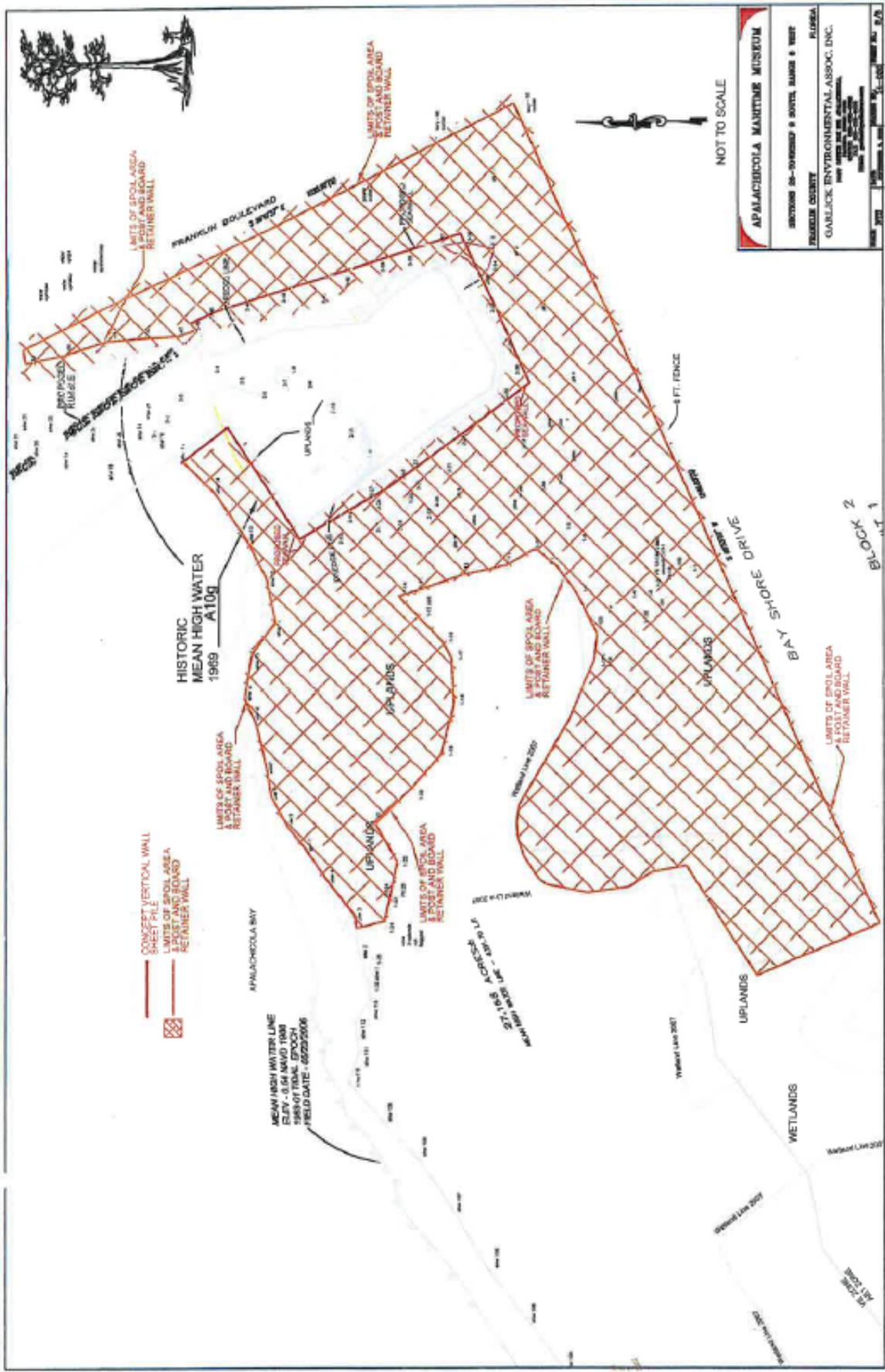
* Discussion of the 50% Clearance Rule in man made canals.

CRITICAL SHORELINE APPLICATIONS:

Item #3: Dog Island Yacht Club

Item #4: George Floyd





CONCRET VERTICAL WALL
 SHEET PILE
 LIMITS OF SPOIL AREA
 & POST AND BOARD
 RETAINER WALL

HISTORIC
 MEAN HIGH WATER
 1989
 A10g

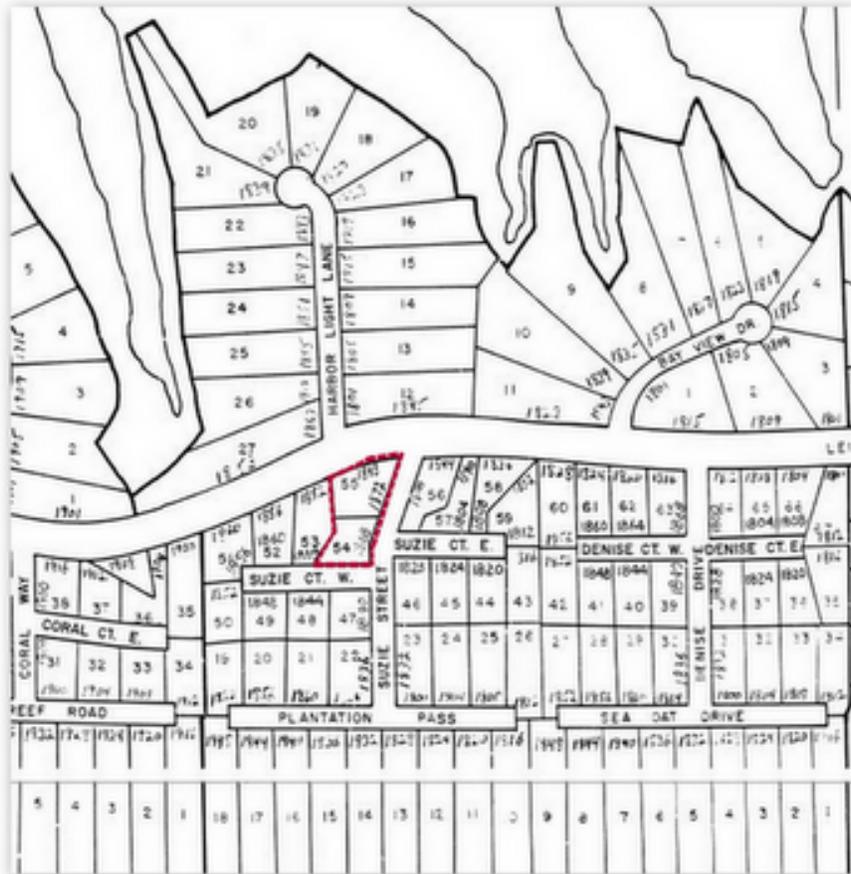
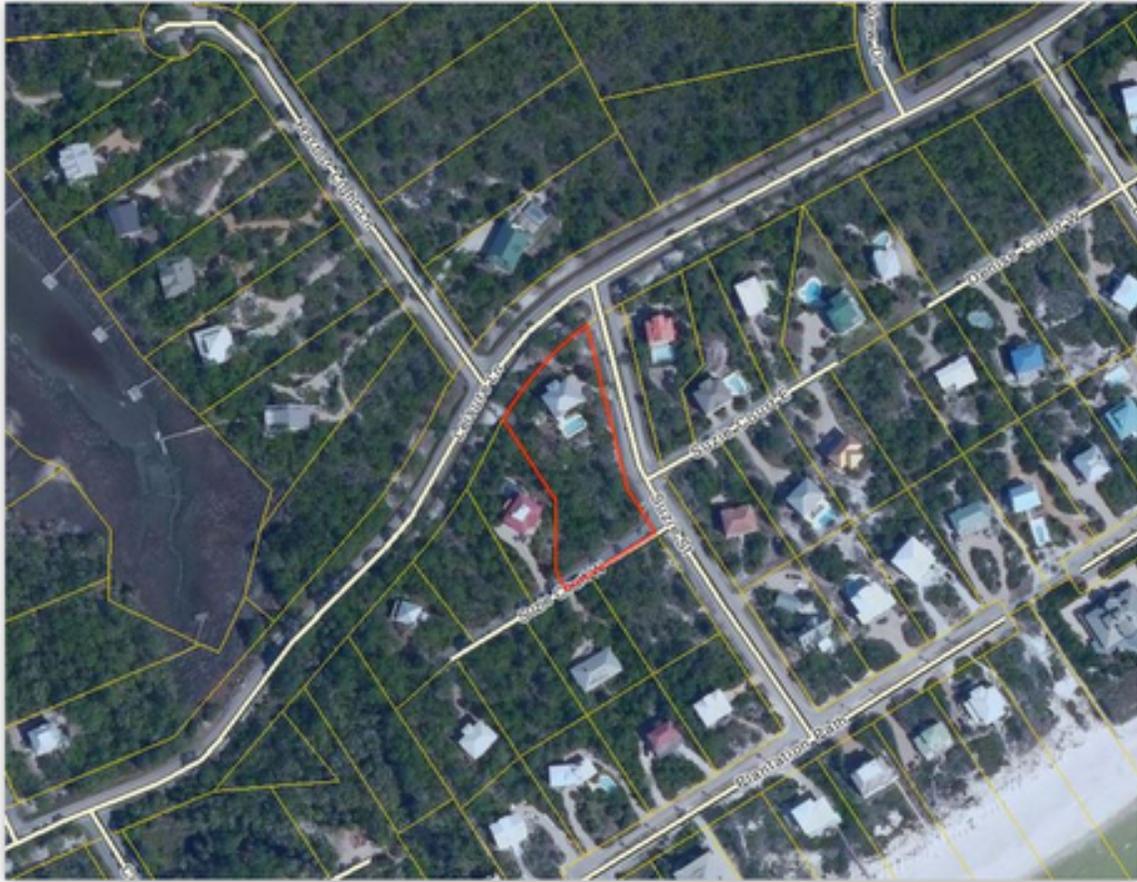
MEAN HIGH WATER LINE
 ELEV. - 0.64 NAVD 1988
 1989 OF TIDAL EPOCH
 FIELD DATE - 08/25/2006

NOT TO SCALE

APALACHICOLA MARITIME MUSEUM
 SECTION 10 - FENCING & SLOPE STABILIZATION
 FLORIDA
GARLICK ENVIRONMENTAL ASSOC. INC.
 1000 W. 10TH AVENUE, SUITE 100
 TAMPA, FL 33606
 TEL: 813.288.1111
 FAX: 813.288.1112
 WWW.GARLICKINC.COM

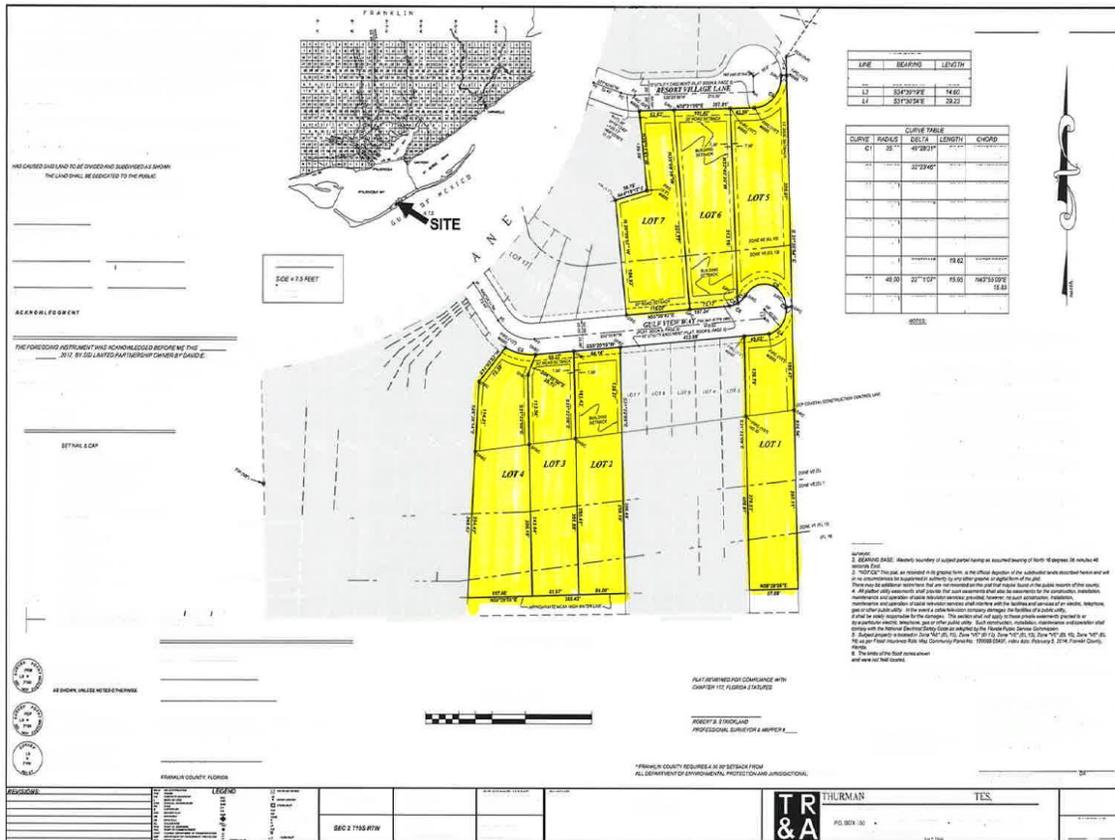
BLOCK 2
 1
 1

Item #5: Prince Properties- Sketch Re-Plat



FINAL RE-PLAT APPLICATION:

Item #6: Resort Village II



Zoning Administrator's Report

Good Morning Mr. Searcy:

I have a request on our Planning & Zoning Commission for a 12' x 26' covered boatlift on a man made canal. It is the property below outlined in a red box. The Commission had concerns about the percentage of center of the canals navigational area and what is the percentage or ruling concerning that. As you can see in the picture there are a lot of covered and non-covered boatlifts and docks in those canals, we were just concerned of the potential navigational risks and would like to know for future reference. I've included a drawing below of the proposed covered boatlift.

Please email me at amyk@franklincountyflorida.com or you may give me a call at [850-653-9783](tel:850-653-9783), Ext. 167.

From: "Jared Searcy" <Jared.Searcy@dep.state.fl.us>
To: "Amy Kelly" <amyk@franklincountyflorida.com>
Cc: "John Murphy" <southmoonunder@mchsi.com>, "Jay Strahan" <jay_strahan@yahoo.com>, "The Old Carrabelle Hotel" <skip@oldcarrabellehotel.com>, "Paul Riegelmayr" <riegelmayer@fairpoint.net>, "odena road" <odena.road@gmail.com>
Sent: Wednesday, December 14, 2016 9:28:59 AM
Subject: RE: Marshall Request- Canal Navigation Percentages

Ms. Kelly,

In general, when the Department authorizes an activity, or verifies an activity as exempt, in a man-made canal we adhere to the same strictures for a natural water body; that being, the structure may not extend more than 25% the width of the waterbody. This gives the property owner across the waterbody their own 25% with the middle 50% reserved for public use and ingress/egress. The actual text of the exemption statute (403.813, F.S.) states:

"The construction of private docks of 1,000 square feet or less of over-water surface area and seawalls in artificially created waterways where such construction will not violate existing water quality standards, **impede navigation**, or affect flood control."

So, the 25% figure is not fixed, but it is a general guide for most uniform canals. Without knowing anything else, the drawing looks like it has the correct dimensions to meet this guideline, so the Department would not have a problem authorizing, or verifying this activity as exempt. We generally do not perform site visits for Exemptions and General Permits, so we are going on what the applicant supplies us and what we can deduce from aeriels and other sources. If you have anything more site specific that could be relative, please feel free to share. As always, I'm only a call/email away if you have questions or concerns.

Thanks