

## **Franklin County Planning & Zoning Agenda**

**Tuesday, June 13, 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 PRCEEDINGS IS MADE.**

- 1- Approval of the minutes of the meeting held, Tuesday, May 9, 2017, as mailed.
- 2- Monthly Building Report for May 2017.

### **CRITICAL SHORELINE APPLICATION**

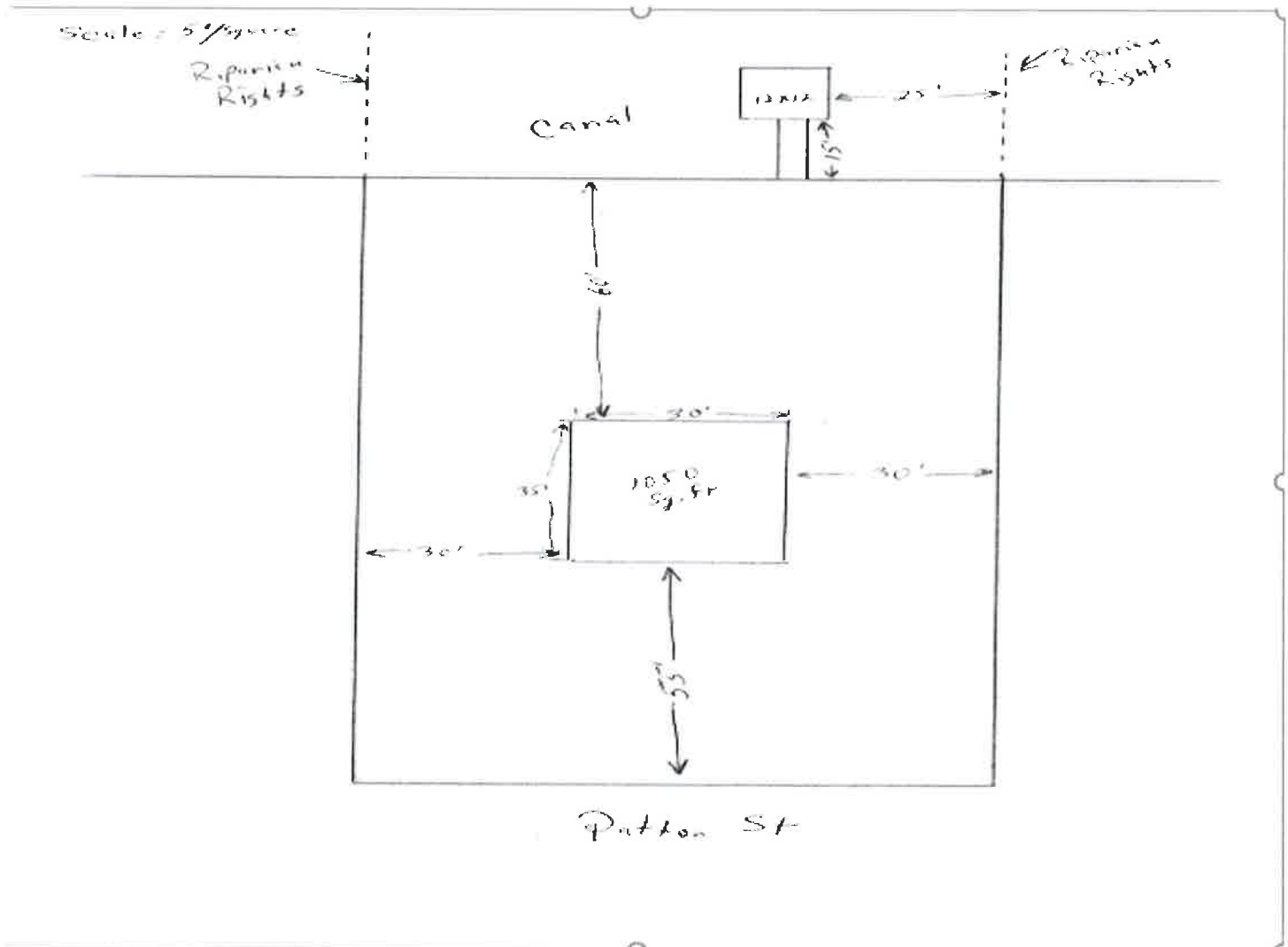
- 3- Consideration of a request to construct a Single Family Dock at 324 Patton Street, Lot 10 Block 61 Unit 5, St. George Island, Franklin County, Florida. The dock will be 204 square feet consisting of 12' x 12' floating platform anchored to 2 pilings and a 4' x 15' access walkway in a manmade canal adjacent to Apalachicola Bay. Applicants have all State and Federal Permits and they meet the local county requirements. Request submitted by Todd Griffith, Griffith Custom Homes, LLC., agent for Dale & Susan Stephens, applicant.  
(vacant property)
- 4- Consideration of a request to construct a 4' x 23' finger pier, construct a 4' x 32' finger pier, and add three wet slips for a total of nine wet slips to an existing multi-family dock facility. Property is located off of Bayside Drive, St, George Island, Franklin County Florida 32328. Applicant has obtained State Permits and will be required to submit Federal Permits. Request submitted by John & Denise Sewell, applicants for the Bayside Home Owners Association.
- 5- Consideration of a request for Commercial Dredge, Fill, and Spoil Cell Site Prep placement in the uplands at the Northwest corner of Franklin Boulevard and West Bayshore Drive. Property also known as 41 West Bayshore Drive, St. George Island, Franklin County, Florida 32328. Project was previously approved by the Planning and Zoning Board and the Board of County Commissioners in 2015. The project was approved contingent upon development within the AE flood zone only, providing an engineering plan, and Federal Permitting. Property owner has obtained State Permits. Request submitted by Dan Garlick, Garlick Enviromental Associates, Inc., agent for George Floyd, applicant.

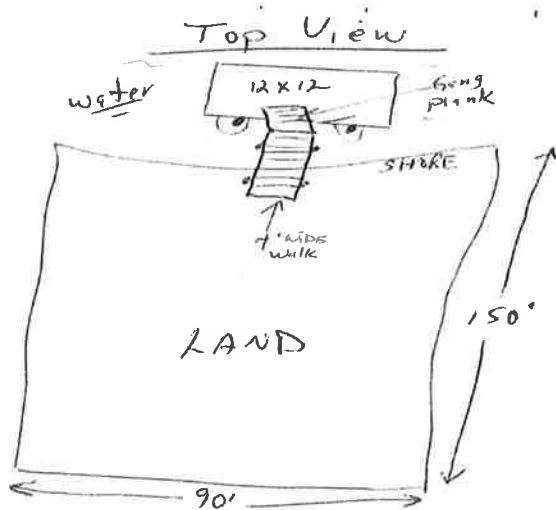
### **LAND USE AND REZONING APPLICATION**

- 6- Consideration of a request to Rezone a 1 acre parcel lying in section II, Township 9 South, Range 8 West, 621 US Highway 98, Apalachicola, Franklin County, Florida from C-4 Commercial Mixed Use Residential to C-3 Commercial Recreational and a Land use change from Commercial Mixed Use Residential to Commercial Recreational. Request submitted by Charlotte Schneider, applicant.

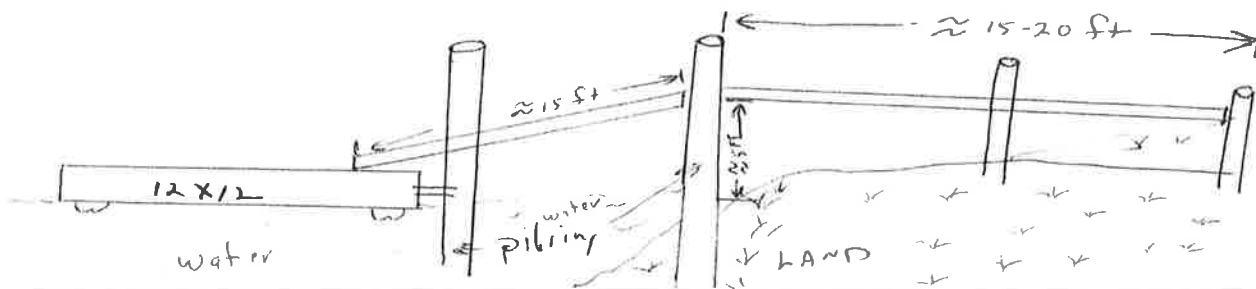
### **ZONING ADMINISTRATORS REPORT**

**CRITICAL SHORELINE APPLICATION: #3 DALE & SUSAN STEPHENS**

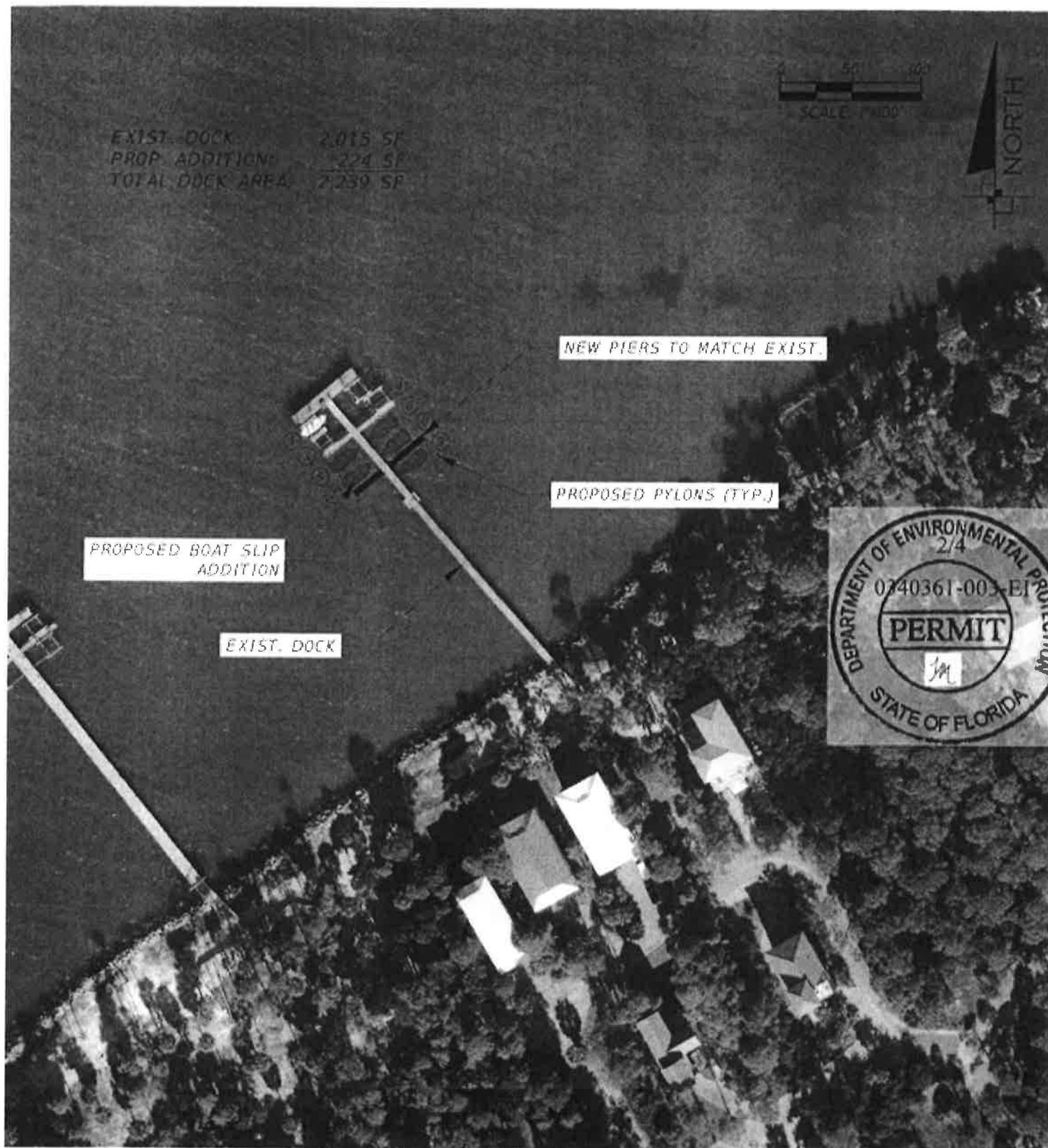




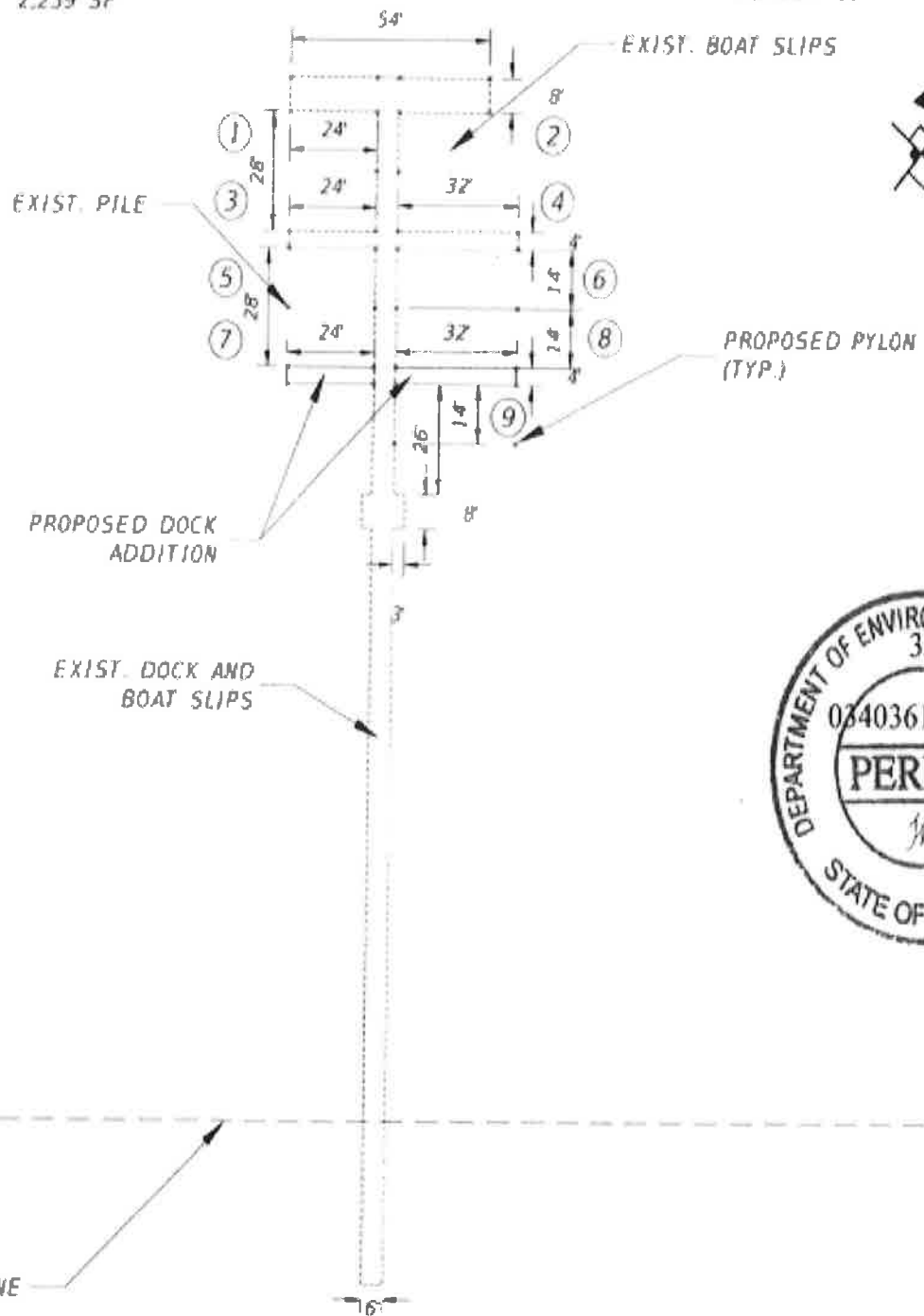
SIDE VIEW



**CRITICAL SHORELINE APPLICATION: #4 JOHN & DENISE SEWELL**



EXIST. DOCK: 2,015 SF  
 PROP. ADDITION: 224 SF  
 TOTAL DOCK AREA: 2,239 SF



EXISTING BOAT SLIPS

- 1
- 2
- 3
- 4

DEMINUS BOAT SLIPS

- 5
- 6

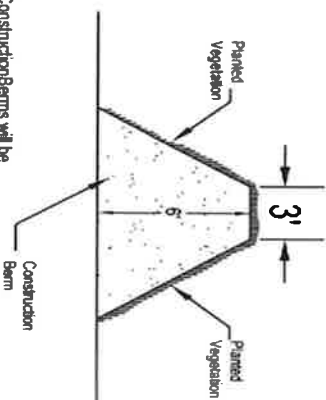
PROPOSED BOAT SLIPS

- 7
- 8
- 9

PROPOSED DOCK ADDITION

EXIST. DOCK AND BOAT SLIPS



[illegible]

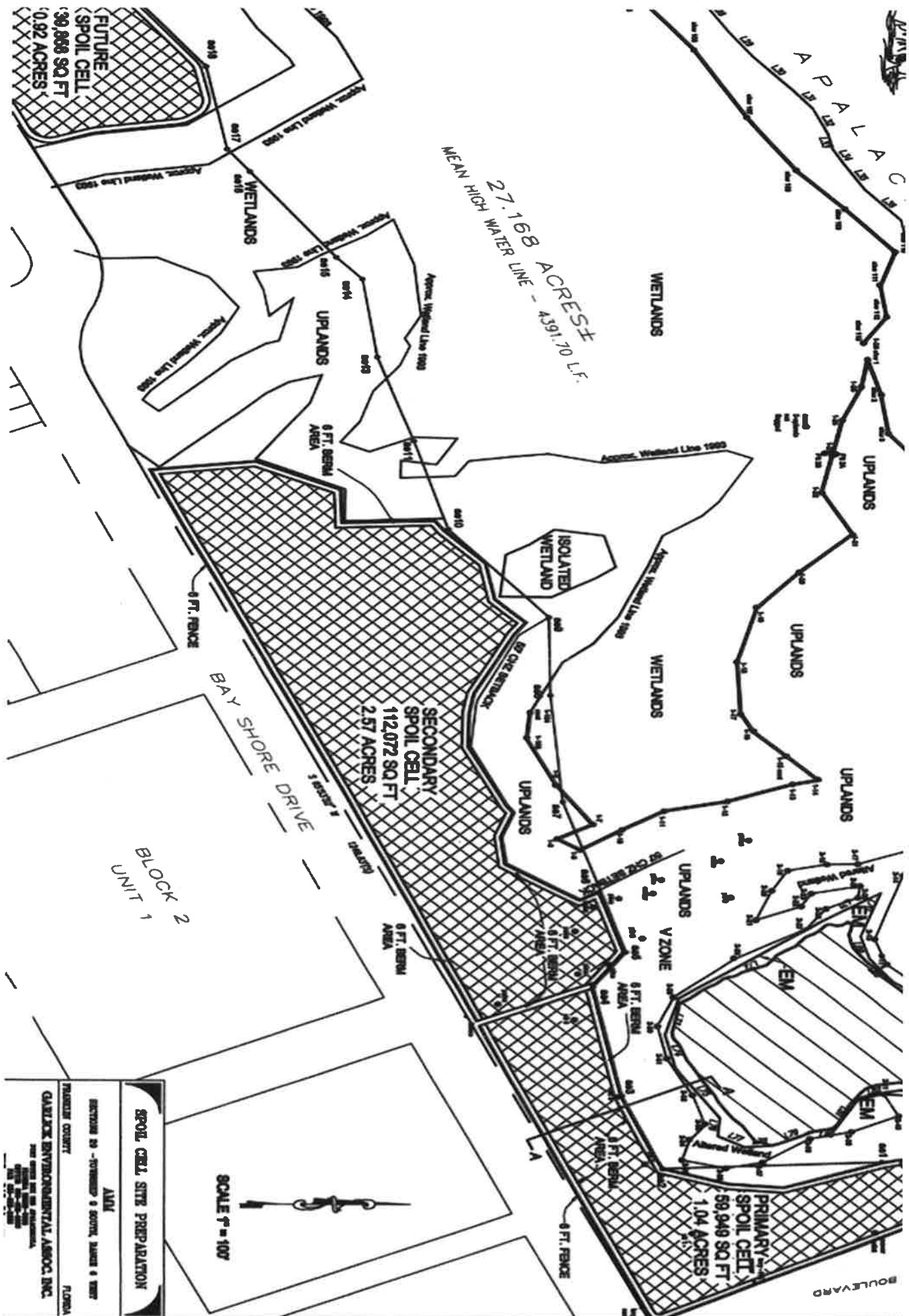
**ADULT**

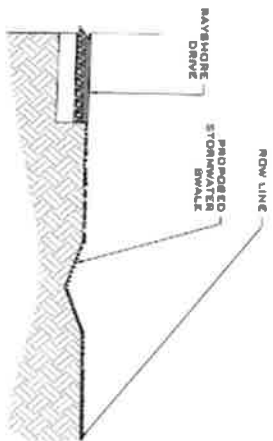
SECTIONS 29 TOWNSHIP 9 SOUTH, RANGE 6 WEST

**TRAVEL EXPERT**

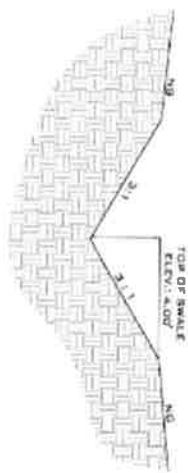
GARDNER ENVIRONMENTAL ASSOC. INC.

1-800-368-5868  
1-800-368-5868  
1-800-368-5868



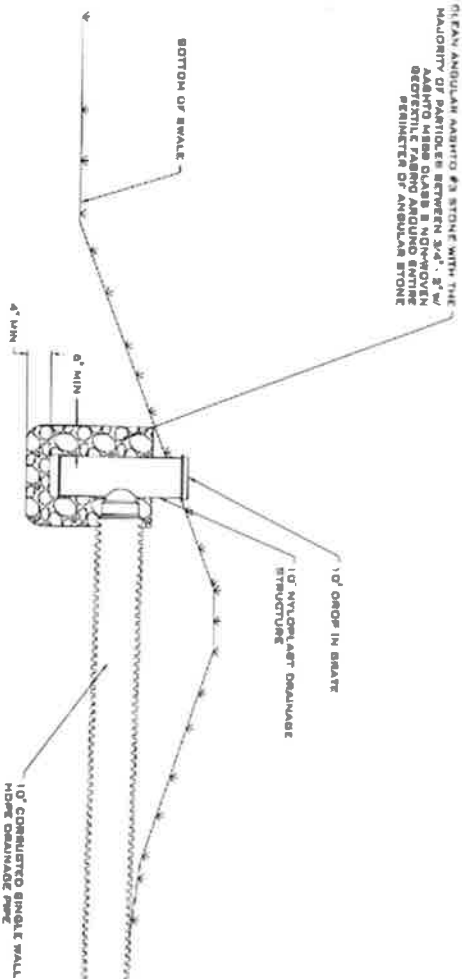


**1 BAYSHORE DRIVE CROSS SECTION**  
D1 N.T.B.

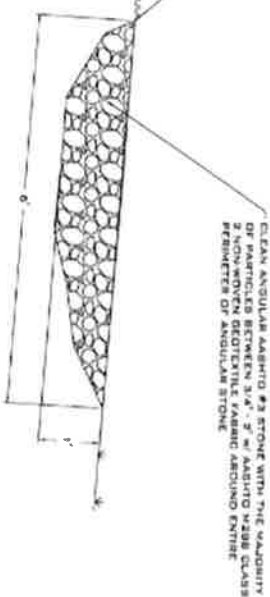


- SWMF DESIGN NOTES**
1. NO SUBSURFACE FEA DESIGN WAS CONDUCTED PRIOR TO SWMF DESIGN. SOIL AND GEOTECHNICAL DATA WAS OBTAINED FROM THE USGS SOIL SURVEY.
  2. USGS SOIL SURVEY SOIL INFORMATION: CLAYEY SILT, CLAYEY SAND, 0 TO 5 PERCENT SLOPE, SATURATED HYDRAULIC CONDUCTIVITY = 70 F/FOOT, HYDROLOGICAL SOIL GROUP = A/D.
  3. SWMF WAS DESIGNED FOR WATER QUALITY ONLY, AND 25 YR 2 HR STORM EVENTS.
  4. FURTHER STABLE FOR WATER QUALITY ONLY, AND 25 YR 2 HR STORM EVENTS.
- FOR FURTHER INFORMATION, SEE THE SWMF MODEL RESULTS FOR MORE DETAIL.

**2 SWMF DETAIL**  
D1 N.T.S.



**3 SWMF OVERFLOW DETAIL**







**LAND USE AND REZONING APPLICATION: #6 CHARLOTTE SCHNEIDER**



**Franklin County Planning & Zoning**  
**Workshop Agenda**

**Tuesday, June 13, 2017 at 5:30 P.M.**

**Franklin County Courthouse Annex**

**34 Forbes Street, Apalachicola, FL 32320**

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

**The Franklin County Board of County Commissioners along with the Franklin County Planning and Zoning Commission has requested a workshop to discuss habitable metal/industrial type buildings within residential districts.**

**PUBLISH DATE: Thursday, June 8, 2017**

## Building Scale and Massing

### **A. Size and Scale**

Buildings in this area should be no larger than 5,000 square feet in size. Buildings in this area shall have a consistent residential scale and theme that should be carried throughout the design of the building.

### **B. Building Height**

Buildings shall not be taller than 45 feet in height. Mid-point of gable shall not to exceed 35 feet.

### **C. Horizontal Articulation**

- Most of the existing residential structures are less than 35 feet in width and located on smaller narrow lots. The buildings are oriented with the narrow facade parallel to the street. This pattern shall be maintained.
- When the facade paralleling the street is wider than 30 feet, the facade should be horizontally broken up with recess or setback variations, architectural detailing, variation in roof height, and application of compatible building materials or application of a porch or dormers.

### **D. Vertical Articulation**

- Changes in vertical mass shall be used in an architecturally appropriate way to add interest and reduce the appearance of building height and bulk.
- Buildings shall have a clearly defined base or foundation and roof edges so that the facade has a distinct base. The use of a combination of the following architectural elements is encouraged to produce vertical articulation.
  - The base of a building should include a strong foundation material, entry areas, Stoops, Porches and stairs or ramps.
  - The middle of a building's facade should include windows, doors, primary building material, pillars, columns, alcoves, balconies, and window boxes awnings.
  - The top of a building's facade should include cornice lines, trim, soldier courses, overhanging eaves, gables, cupolas, dormers, brackets, corbels, fenestration, and other roof line and gable appropriate elements.

### **F. Roof Forms**

Pitched roof forms promote the residential character desired and shall be the preferred roof form for new buildings or portions thereof. Appropriate pitched roof forms for structures in this district include:

- Gables (front or side).
- Gabled with gabled or shed dormers.
- compound gabled or double gabled.
- Hipped.
- or combinations of any of these forms.
- Cambre/, mansard and flat roofs shall be prohibited.

- Fully opaque glazing or mirrored glazing is prohibited on front facades.
- Stained, frosted, or textured glass may be used in front facades for decoration or privacy.

## **I. Exterior Finish Materials & Colors**

Exterior finish materials and colors set the character of an individual building and when applied throughout a district can lend cohesiveness and a specific feel to the area. These standards are intended to achieve unity of design through compatible materials and colors. The purpose of the following standards is to promote high quality, sustainable materials that will contribute to a consistent character while allowing for variation. Buildings shall be finished with high-quality low maintenance, durable, sustainable and attractive natural or manufactured materials. Material requirements may vary on the primary facades or facades parallel to public right-of-ways and the secondary or screened facades.

### Materials

Material requirements may vary from the primary or visible facades to the secondary or screened facades. Other new materials meeting the purpose of these standards may be approved by the Planning Commission or Architectural Review Officer on a case-by-case basis as a primary or accent building material. Permitted and prohibited materials for the primary and secondary facade are listed in Table 167.04.1 below.

### Permitted Primary Materials

The primary material must make up at least fifty (50) percent of the exterior covering on the primary facades of a building.

The total area covered by permitted primary materials shall be calculated from the area of the visible plane measuring the area from grade to upper building limits exclusive of the area occupied by visible roof surfaces.

### Accents & Detailing

Accent materials and colors shall be applied as appropriate to the facade surface.

Detailing, trim, windows, doors, and glazing may constitute the remaining area of the facade not occupied by the primary or accent material

### Transitions of Materials

Transition from one material to another on the same facade shall be completed either with appropriate trim or as an accent with variations such as quoining or reveals based on material thickness.

Transition in materials from one facade to another shall be made at an inside corner or extended a minimum of five feet onto the secondary facade.

### Siding Repairs or Replacement

Repairs or replacement to exterior building materials or siding should be completed with comparable materials to those being replaced. Replacement materials shall follow the permitted material and color standards. The following standards shall apply when considering siding replacement on an existing structure.

- New or replacement siding shall not be applied over damaged or rotten materials. All deteriorated materials must first be repaired or replaced with similar materials.
- New or replacement siding shall match the existing materials in size profile, scale, finish and articulation.
- New siding shall not cause irreversible damage or obscure the architectural features trim, or detail of the building.

### **J. Awnings or Fabric Canopies**

Awnings or fabric canopies are prohibited. All overhangs should be constructed of durable roofing materials with adequate architectural supports.

### **K. Mechanical Equipment**

**Rooftop Equipment** - Rooftop equipment is prohibited subject to applicable Federal Communications Commission (FCC) regulations.

**Ground Mounted Equipment & Service Structures** - All service structures shall be screened from public view or adjacent residential areas. For the purposes of this section services structures shall include but not be limited to propane tanks dumpsters. HVAC equipment, electrical transformers utility vaults extending above grade, and other equipment or elements providing service to a building or a site. Structures may be grouped together; however screening height shall be based upon the tallest of the structures. Screening shall consist of the following: