

Franklin County Planning & Zoning Agenda
October 10, 2017 at 6:30 P.M.
Franklin County Courthouse Annex

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, August 8, 2017, as mailed.
- 2- Review of the Monthly Building Report for August & September 2017.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 1, Tract 42, East End Gulf Beached, 1331 East Gulf Beach Drive, St. George Island, Franklin County, FL. The proposed elevated walkway for the dock will be 81' x 4' connecting to a 494' x 4' dock, connecting to a 26' x 6' terminal platform containing (2) 10' x 20' boatlifts located on each side of the terminal platform. The total square footage of the dock will be 2,132. The applicant has their DEP and Army Corps of Engineer permits. Request submitted by Garlick Environmental Associates, Inc., agent for Derek and Elizabeth Walker, applicant. (Has House)
- 4- Consideration of a request to construct a Single Family Residential Dock located at Lot 19, Windjammer Village, 1723 Kingfisher Road St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 245' x 4' with a 6' x 26' terminal platform, and a 10' x 20' uncovered boatlift. Approval will be contingent upon DEP and Army Corps of Engineer permits. Request submitted by Dan Garlick, Garlick Environmental Associates Inc., agent for Shirley Richardson, applicant. (Has House)
- 5- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Block N, Unit 3, 1534 Alligator Drive, Alligator Point, Franklin County, FL. The proposed access walkway for the dock will be 350' x 4' with a 8'x20' covered terminal platform, a 12.5' by 30' covered boat slip with lift and a 12.5' by 20' uncovered boatlift. Total square footage of the dock will be 2,185 sq. ft. Customer has DEP permits. Approval will be contingent upon Army Corps of Engineer permit. Request submitted by David Keith, Docks-4-less, Agent for Randall Amundsen. (Has house)
- 6- Consideration of a request to construct a Single Family Residential Dock located at Lot 4, Block C, St. James Island Park, 2824 US Highway 98 East, St. James, Franklin County, FL. The proposed access walkway for the dock will be 190' x 4' with a 6' x 20' terminal platform and a 4' x 16' walkway with a 2' x 24' finger pier. Applicant has DEP permitting and will be contingent upon receiving the Army Corps of Engineer permit. Request submitted by Larry Joe Colson, A-1 Quality Docks, Inc., agent for Michael and Heather Waldrop, applicant. (Proposed House)
- 7- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Tract 42, Gulf Beaches, 1333 East Gulf Beach Drive, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 490' x 4' with a 12' x 15' terminal platform, and (1) 10' x 20' uncovered boatlifts. Total square footage of the dock will be 2,340 sq. ft. Customer has DEP and Army Corps of Engineer permits. Request submitted by Mark Plummer, owner. (House has been permitted)

RE-ZONING & LANDUSE APPLICATIONS:

- 8- Consideration of a request for a Land Use Change from Residential to Commercial and Re-Zoning from R-1 Single Family Residential to C-2 Commercial Business on property described as Lot 2, Block 6, Unit 1, Lanark Village, Franklin County, Florida. Request submitted by Cliff Butler, agent for Joseph Butler 2006 Irrevocable Trust.
- 9- Consideration of a request for a Land Use Change from Industrial to Residential and Re-Zoning from I-1 Industrial to R-2 Single Family Mobile Home of a 2.50 acre parcel lying in Section 13, Township 7 South, Range 5 West, 526 Mill Road, Carrabelle, Franklin County, Florida. Request submitted by Bevo Davis, President for Cabo Select Properties, Inc, applicant.

SKETCH PLAT APPROVAL:

- 10- Consideration of a request for Sketch Plat approval of a One Lot Subdivision called Preston's Place also known as lots 18 & 19, Windjammer Village, St. George Island, Franklin County, Florida. Request submitted by Shirley Ann Richardson, applicant.

COUNTY PLANNERS REPORT: (MARK CURENTON)

- Mark Curenton- Discussion of Eaves & Overhangs Setbacks

ZONING ADMINISTRATOR'S REPORT:

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Jim Campagna
 WATERBODY/CLASS: St George Sound / Class II
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Lot 1 / Tract 42 / SGI
 LATITUDE: 29° 40' 38.34"
 LONGITUDE: 84° 49' 28.92"

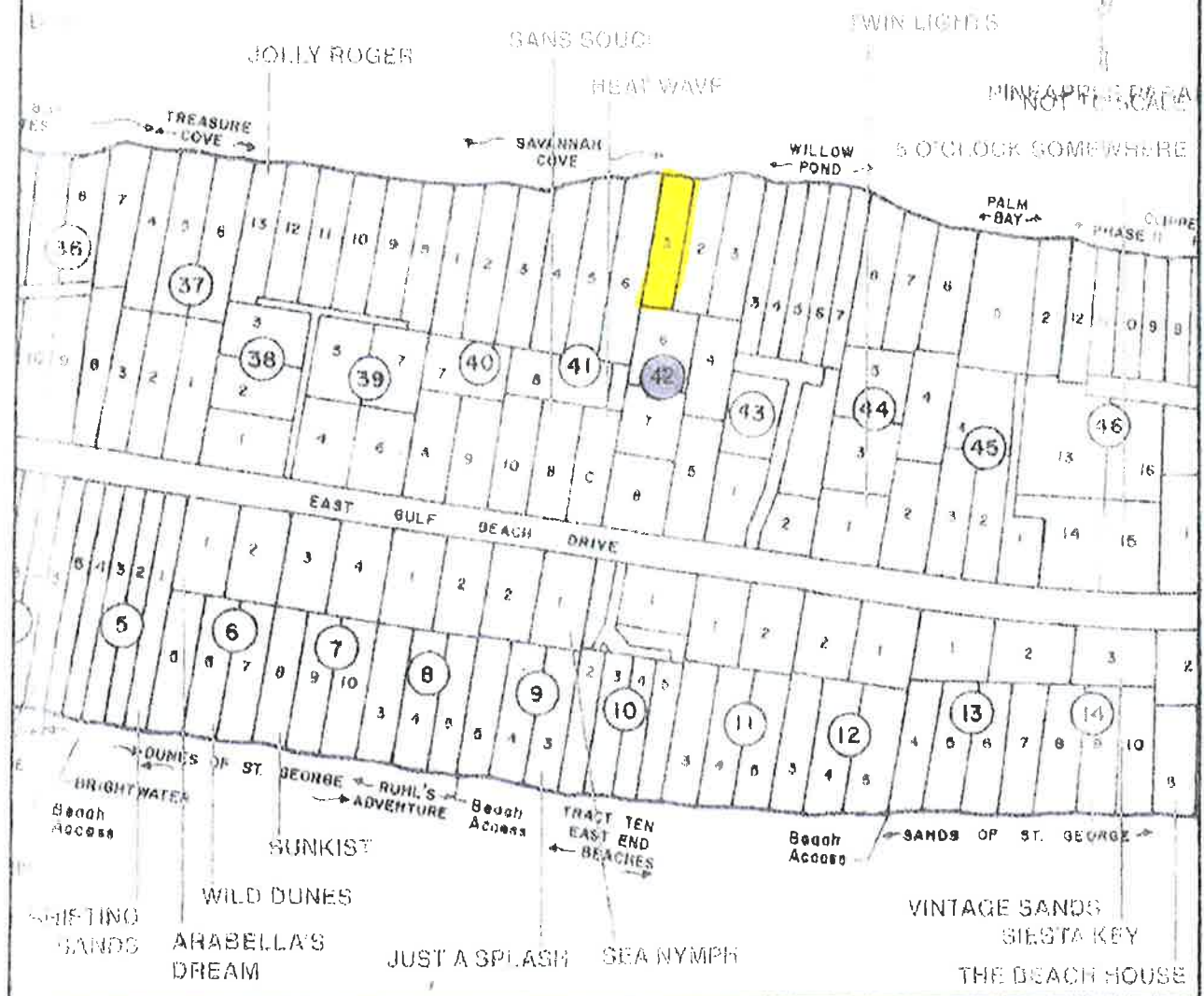
JOB: 12-045
 DEP:
 COE:
 OTHER: Revised 9-28-12
 DATE: August 31, 2012
 SHEET: 1/6

SECTION: 29 TOWNSHIP: 9 South RNG: 6 West



Island East End

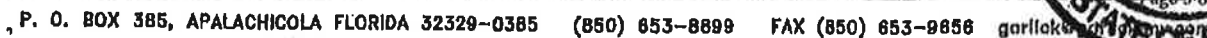
adj. the Dr. Julian G. Bruce st. George Island State Park. This area consists of one acre. The 300 Ocean mile townhome development is also located in this area





JOB: 12-045
DEP:
COE:
OTHER: Revised 9-28-12
DATE: August 31, 2012
SHEET: 3/6

RECEIVED
OCT 03 2012
BY: _____



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Jim Campagna
WATERBODY/CLASS: St George Sound / Class II
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Lot 1 / Tract 42 / SGI
LATITUDE: 29° 40' 38.34"
LONGITUDE: 84° 49' 28.92"
SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 12-045

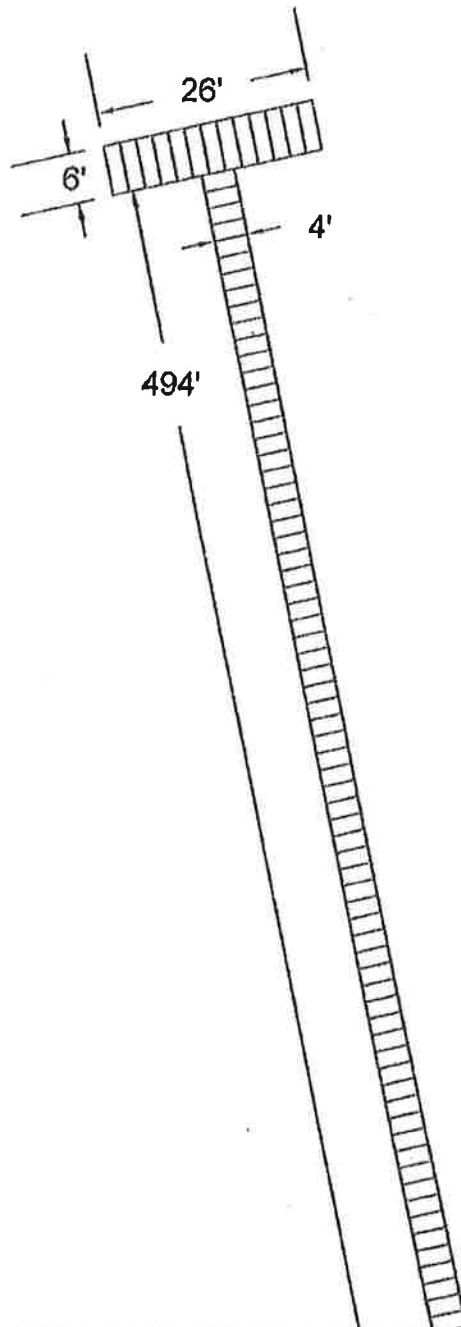
DEP:

COE:

OTHER: Revised 9-28-12

DATE: August 31, 2012

SHEET: 4/6



RECEIVED
OCT 03 2012
BY: _____



SCALE 1" = 20'



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
LB No. 7415

(850) 853-8899 FAX (850) 853-8858 garlick@garlickenv.com

APPLICANT/CLIENT: James Campagna

WATERBODY/CLASS: St George Sound / Class II / OFW

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Lot 1 / Tract 42 / SGI

LATITUDE: 29° 40' 38.34"

LONGITUDE: 84° 49' 28.92"

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 12-045

DEP:

COE:

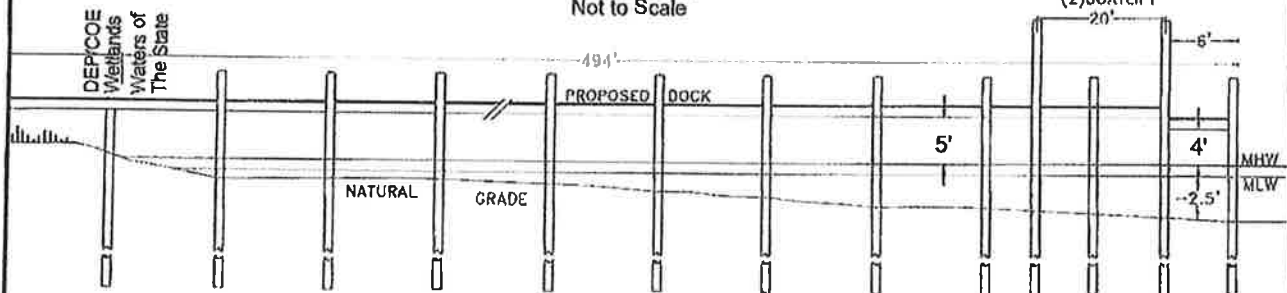
OTHER: Revised 9-28-12

DATE: August 31, 2012

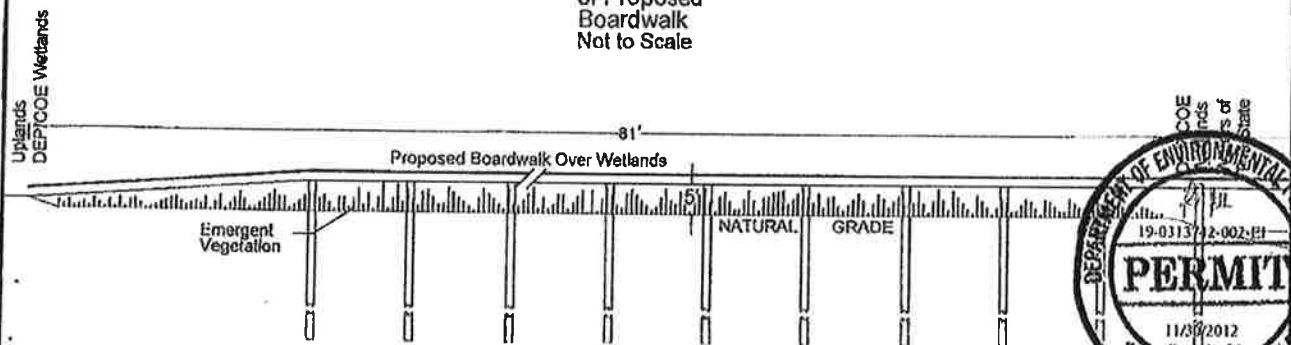
SHEET: 6/6



Cross Section
of Proposed Dock
Not to Scale



Cross Section
of Proposed
Boardwalk
Not to Scale



PARLEK ENVIRONMENTAL ASSOCIATES, INC.
P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
(850) 653-8899 FAX (850) 653-9656 garlek@garlickenv.com
LB No. 7415

JOB: 17-098

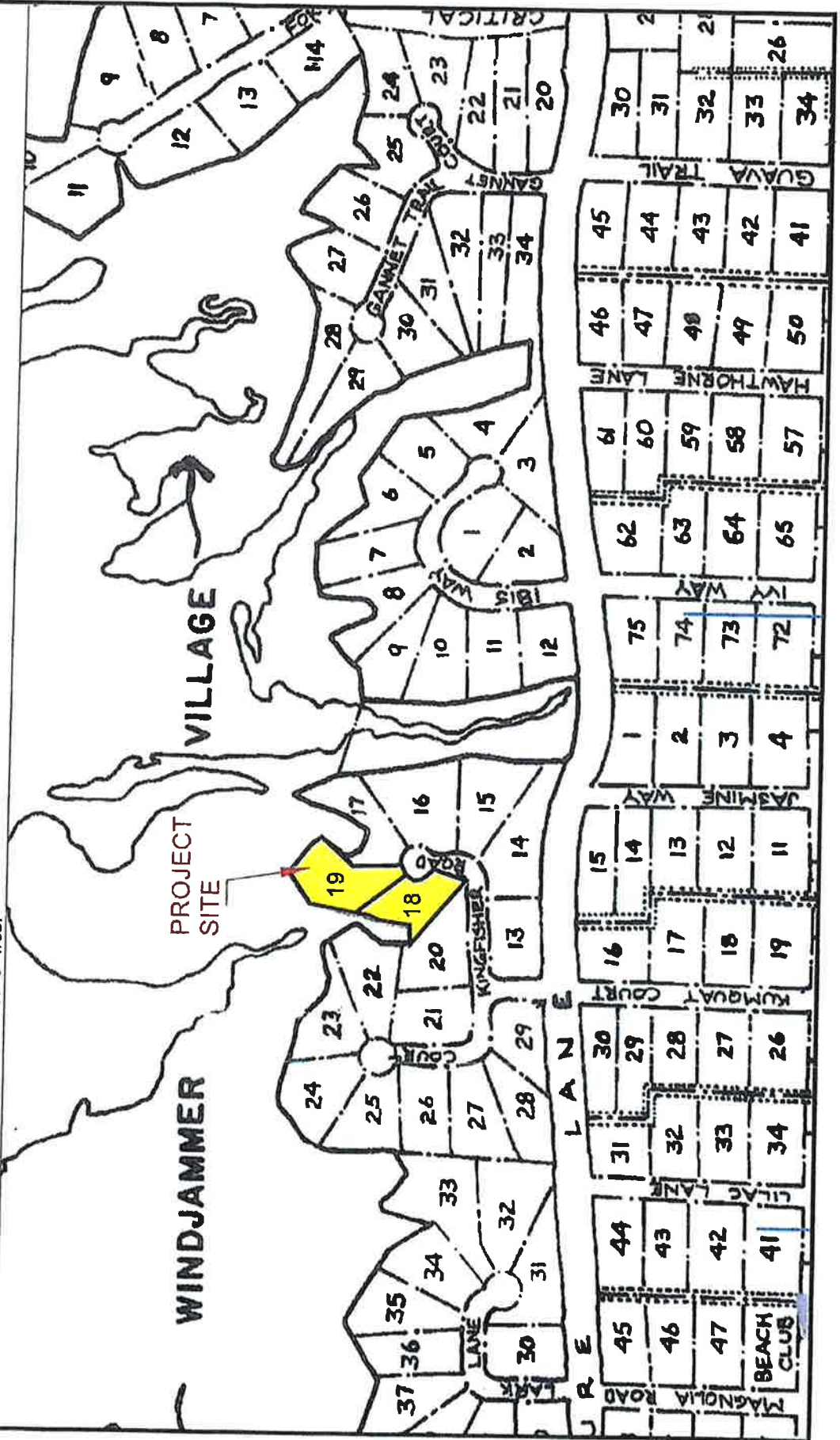
DEP:

COE:

OTHER: _____
DATE: September 25, 2017

SHEET: 1/4

RNG: 6 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
 LB No. 7415

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

APPLICANT/CLIENT: Shirley Richardson

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County SGI Plantation

LATITUDE: 29° 38' 5.89"

LONGITUDE: 84° 55' 36.60"

JOB: 17-098

DEP:

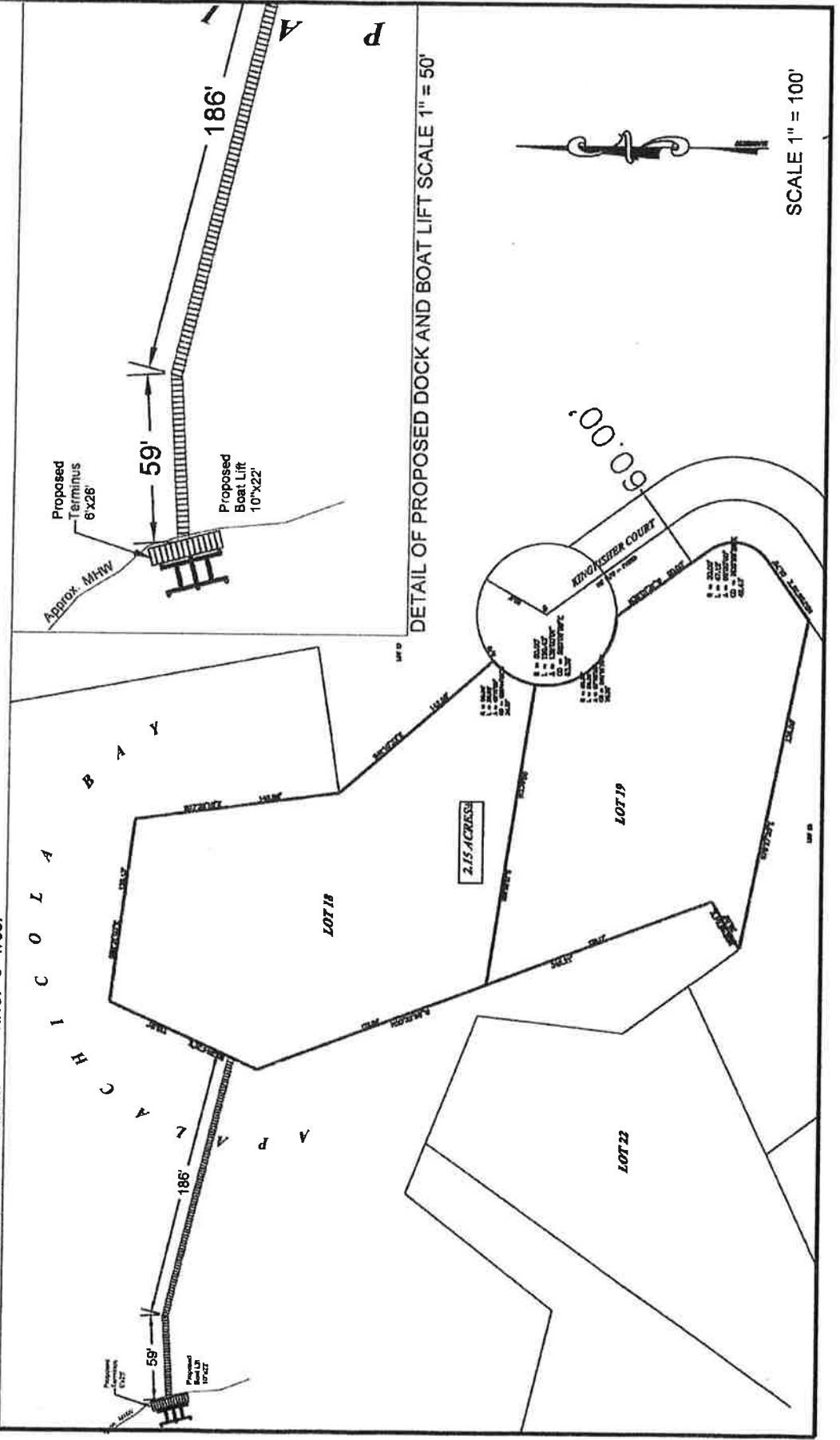
COE:

OTHER:

DATE: September 25, 2017

SHEET: 3/4

SECTION: 29 TWSHP: 9 South RNG: 6 West



SCALE 1" = 100'



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
LB No. 7415

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

APPLICANT/CLIENT: Shirley Richardson

JOB: 17-098

WATERBODY/CLASS: Apalachicola Bay/Class II/OFW/A.P.

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County SGI Plantation

OTHER:

LATITUDE: 29° 38' 5.89"

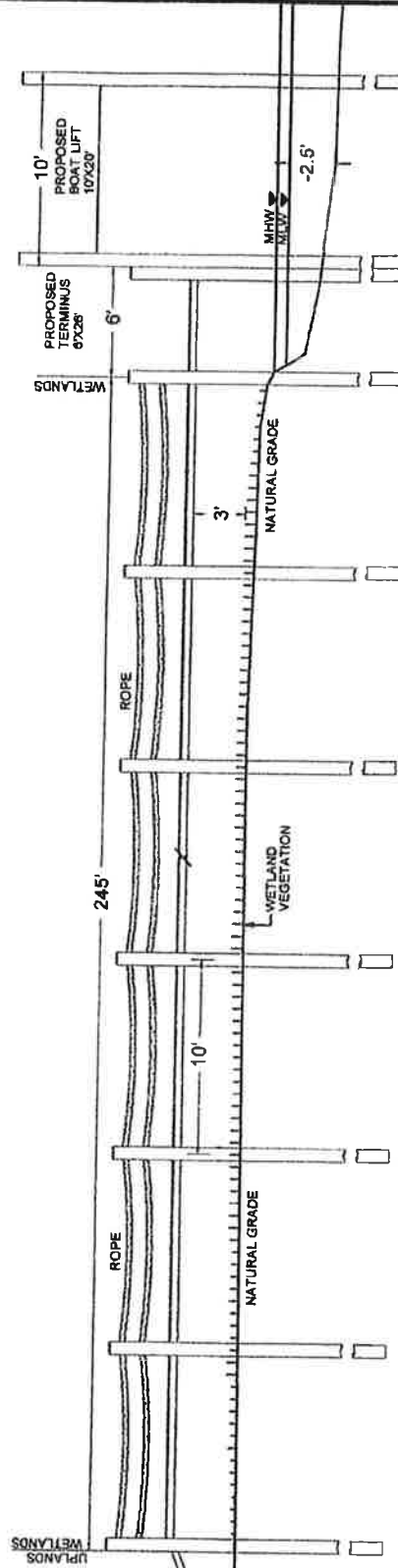
DATE: September 25, 2017

LONGITUDE: 84° 55' 36.60"

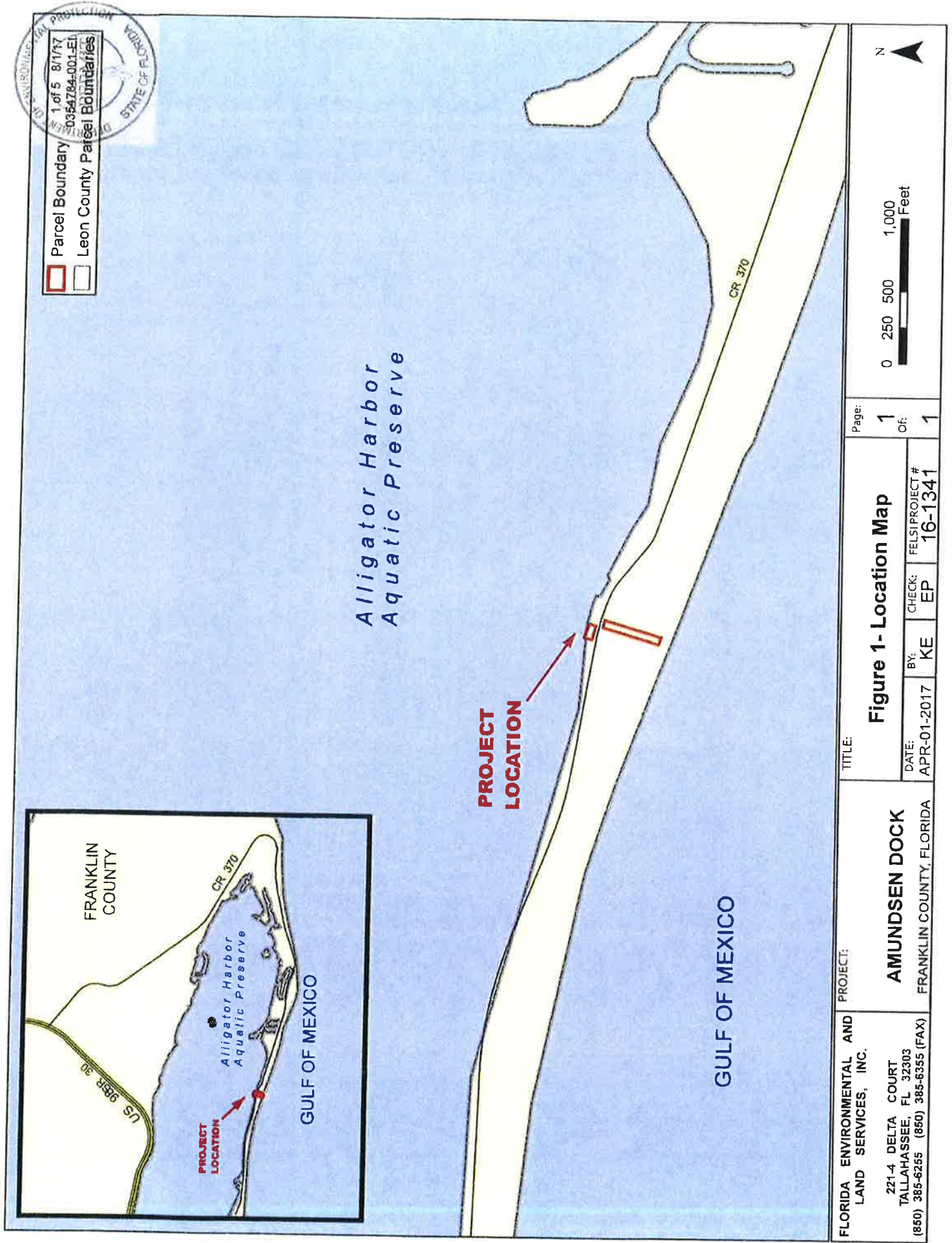
SHEET: 4/4

SECTION: 29 TWSHP: 9 South RNG: 6 West

**CROSS SECTION
OF PROPOSED DOCK
Not To Scale**



These drawings are for
permitting purposes
only. Not intended for
construction purposes



2 of 5 8/4/17
354784-001-EL
Inherent Slopes
Mex. Rolling
Mexico

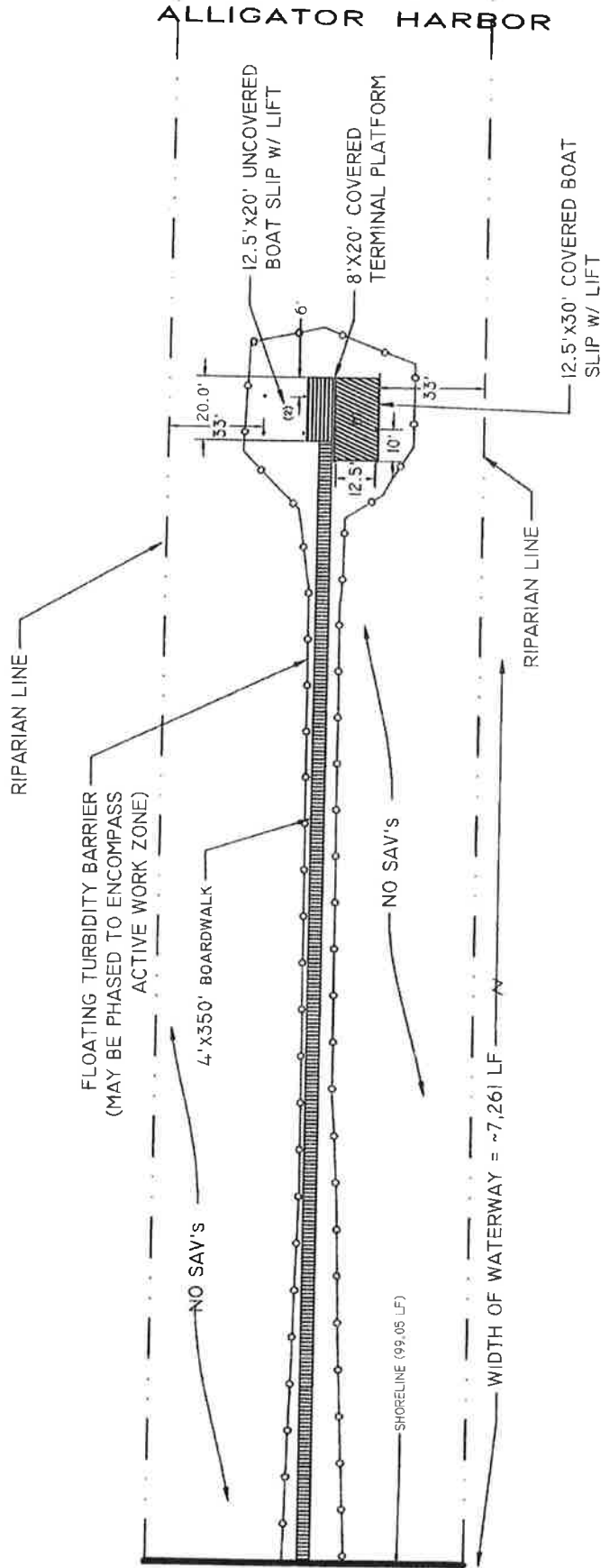


Parcel Boundary
Estimated Riparian Lines
Soil
Franklin County Parcel Boundaries
Contours

0 30 60 120 Feet

PAGE: 1

5000 AERIAL PHOTOGRAPH

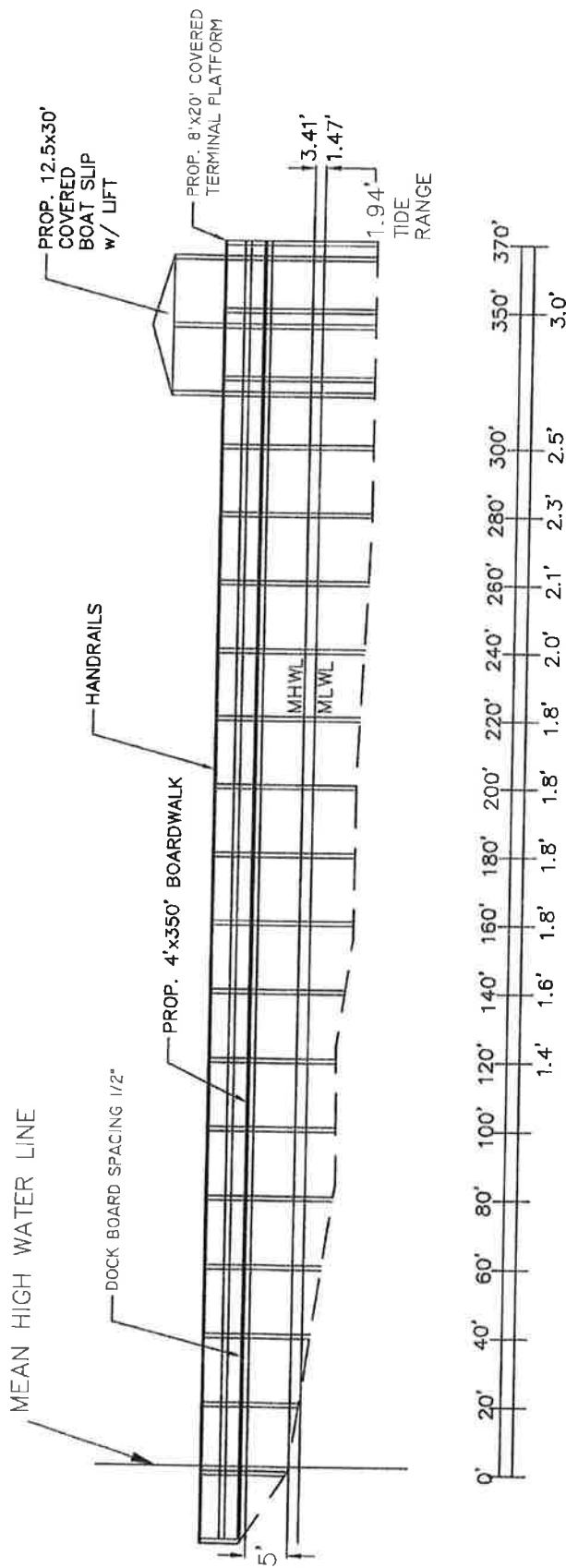


GRAPHIC SCALE



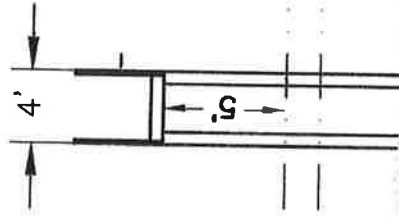
(IN FEET)
1 inch = 50 ft.

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)		PROJECT	AMUNDSEN DOCK FRANKLIN COUNTY, FL		TITLE		PLAN VIEW PROPOSED CONDITIONS		PAGE: 1	
					DATE	6-29-2017	BY: BCW	CHK: EP	PROJ: 16-1341	OF: 3



NOT TO SCALE.

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)	PROJECT AMUNDSEN DOCK FRANKLIN COUNTY, FL	TITLE CROSS SECTION PROPOSED CONDITIONS				PAGE: 2
		DATE 6-29-2017	BY: BCW	CHK: EP	PROJECT 16-1341	OF: 3



MHW=3.41'
MLW=1.47'

Tide Range
1.94'

FLORIDA ENVIRONMENTAL
AND

LAND SERVICES, INC.

221-4 DELTA COURT
TALLAHASSEE, FLORIDA 32303
850-385-6255 (VOICE) 850-385-6355 (FAX)

PROJECT

AMUNDSEN DOCK
FRANKLIN COUNTY, FL

TITLE

TYPICAL SECTION
PROPOSED CONDITIONS

PAGE:

3

DATE
6-29-2017

BY: BCW

CHK:

EP

PROJ: 16-1341

OF: 3

ITEM #6 WALDROP PROJECT



Prepared By: Cypress Environmental of Bay County, LLC

APPLICANT/CLIENT: Michael & Heather Waldrop

WATERBODY/CLASS: Gulf of Mexico / Class III

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: 2824 Hwy 98 East / Carrabelle

LATITUDE: N29° 53' 41.6"

LONGITUDE: W84° 33' 4.2"

SECTION: 5 TNSHP: 7 South

R1G: 3 West

JOB: 374.01

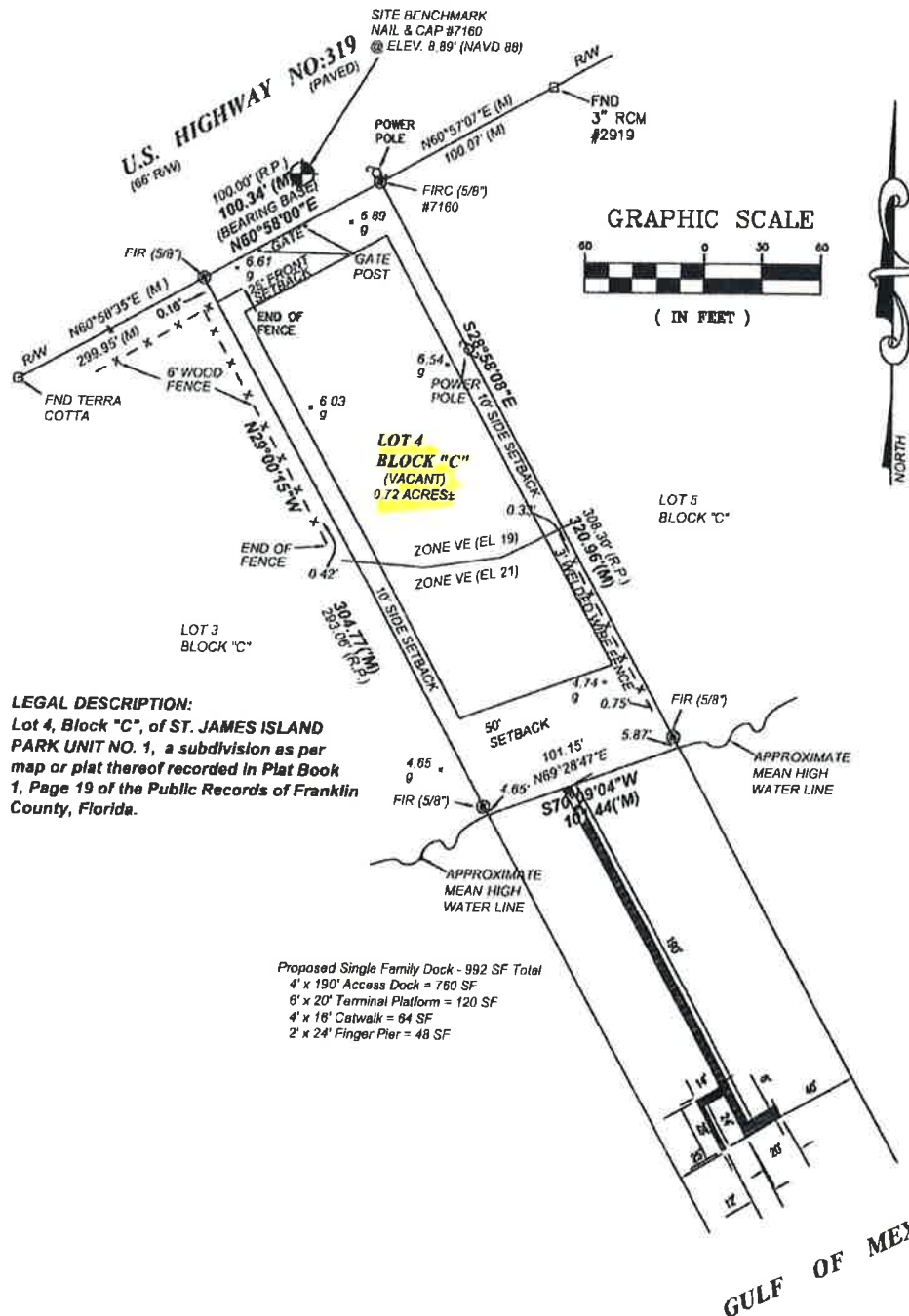
DEP:

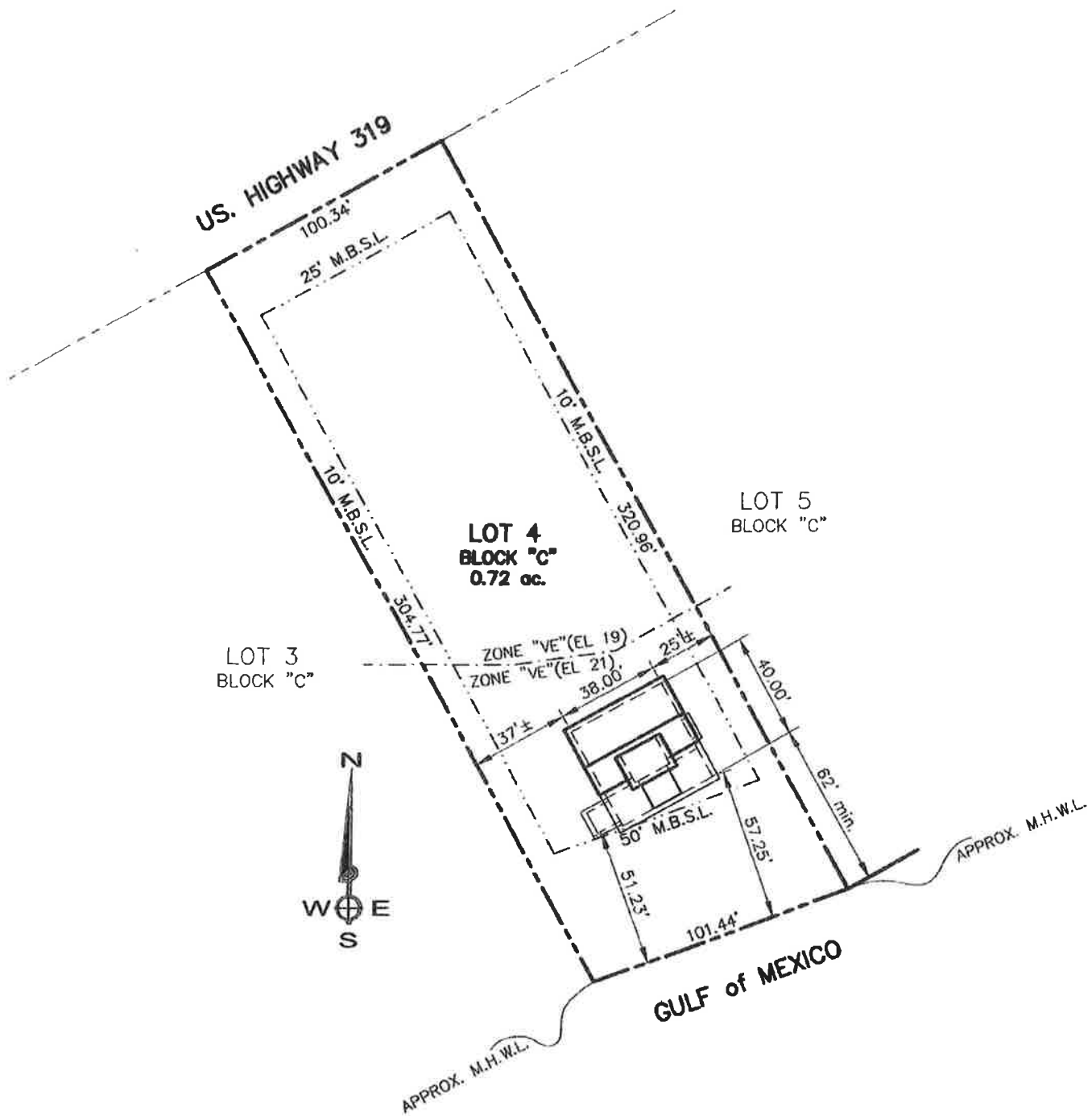
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OTHER: PID: 04-07S-03W -3151-000C-0040

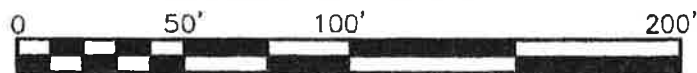
DATE: May 3, 2017

SHEET:





SITE PLAN



GRAPHIC SCALE: 1" = 50'-0"

LOT 4, BLOCK "C"

ST. JAMES ISLAND PARK UNIT NO. 1
FRANKLIN COUNTY, FLORIDA



APPLICANT/CLIENT: Michael & Heather Watdrop
 WATERBODY/CLASS: Gulf of Mexico / Class III
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: 2824 Hwy 98 East / Carrabelle
 LATITUDE: N29° 53' 41.6"
 LONGITUDE: W84° 33' 45.2"

SECTION: 5

TWNSHIP: 7 South

RNG: 3 West

JOB: 374.01
 DEP/WWD:
 COE:

OTHER: PID: 04-075-03W - 315; 0000-00-0
 DATE: May 3, 2017
 SHEET:

Cross Section - Dimensioned as Shown

Deck Material - CCA treated Wood at $\frac{1}{2}$ " spacing
 Pilings to be spaced 10' on center
 Deck surface - 5' above MHW

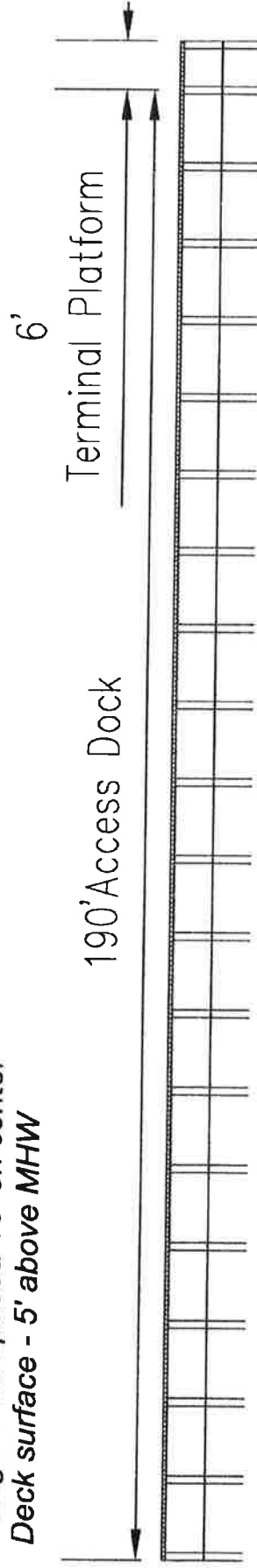
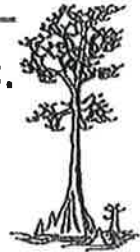


Exhibit I

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: SWEET P BY THE SEA
 (MARK PLUMMER)
 WATERBODY/CLASS: St George Sound / Class II
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Lot 2 / Tract 42 / SGI
 LATITUDE: 29° 40' 39.23"
 LONGITUDE: 84° 49' 20.32"

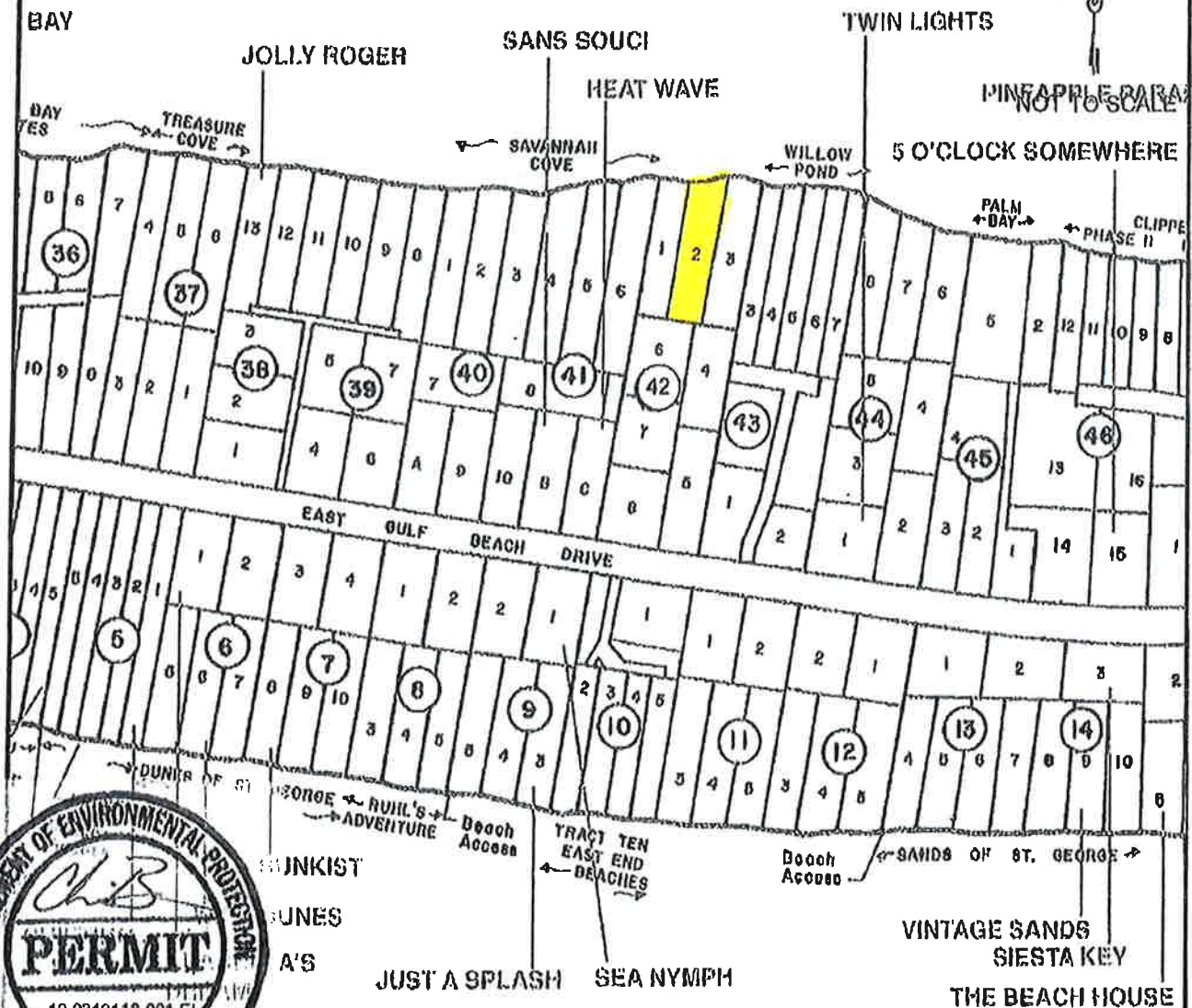
JOB: 13-040
 DEP:
 COE:
 OTHER:
 DATE: May 21, 2013
 SHEET: 1/6



SECTION: 29 TOWNSHIP: 0 South RING: 6 West

Island East End

and the Dr. Julian G. Bruce St. George Island State Park. This area consists of one
 very greatly. The 300 Ocean mile townhome development is also located in this area



SWEET P BY THE SEA (MARK PLUMMER)
1333 EAST GULF BEACH DRIVE, ST. GEORGE ISLAND, FL



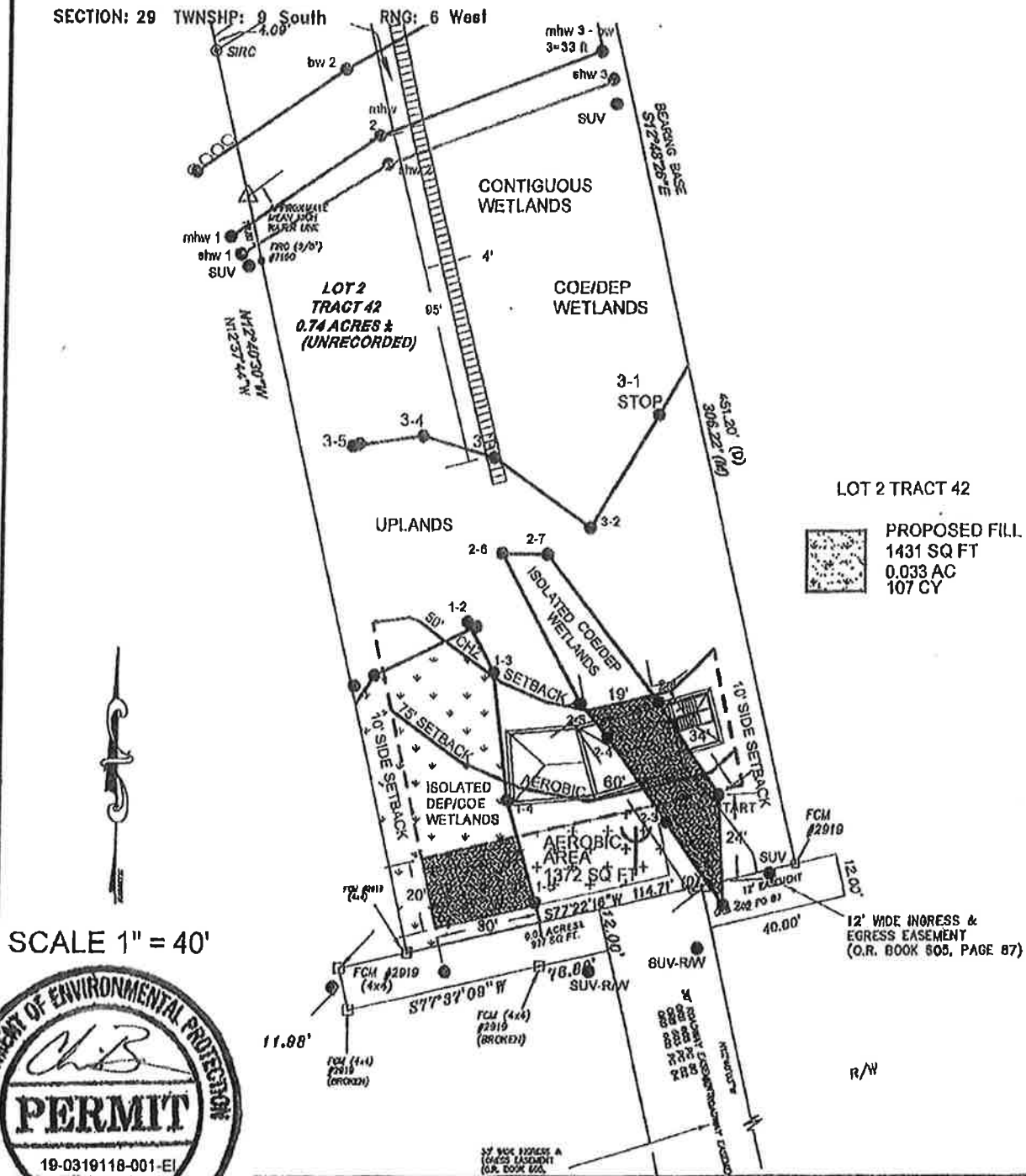
899-5252

Exhibit I

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: SWEET P BY THE SEA
(MARK PLUMMER)
WATERBODY/CLASS: St George Sound / Class II
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Lot 2 / Tract 42 / SGI
LATITUDE: 29° 40' 39.23"
LONGITUDE: 84° 49' 28.32"
SECTION: 29 TOWNSHIP: 9 South
RANGE: 6 West

JOB: 13-040
DEP:
COE:
OTHER:
DATE: May 21, 2013
SHEET: 3/6



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: SWEET P BY THE SEA

WATERBODY/CLASS: St George Sound / Marsh / OFW

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Lot 1 / Tract 42 / SGI

LATITUDE: 29° 40' 39.23"

LONGITUDE: 84° 49' 28.32"

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

JOB: 13-040

DEP:

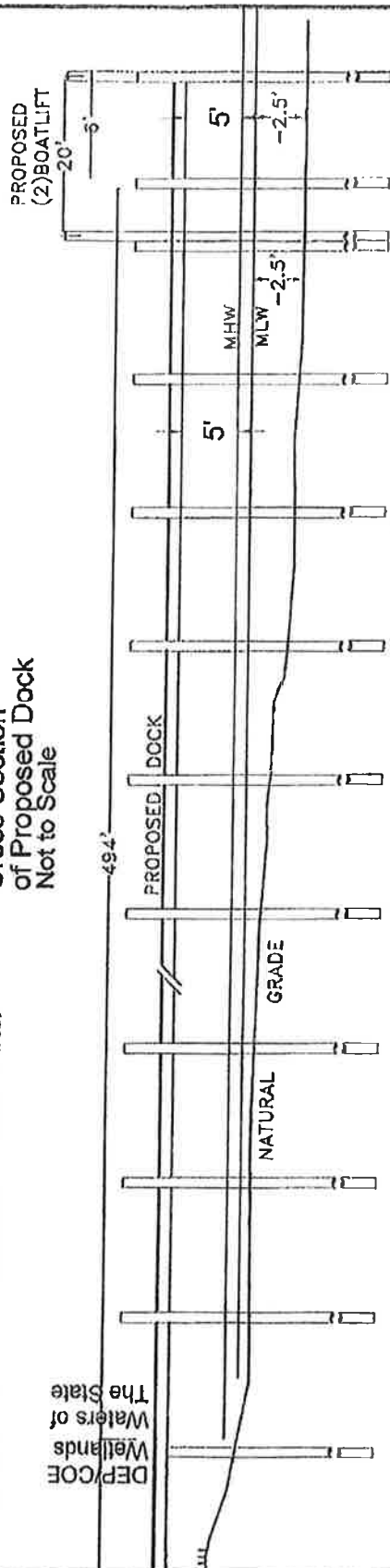
COE:

OTHER:

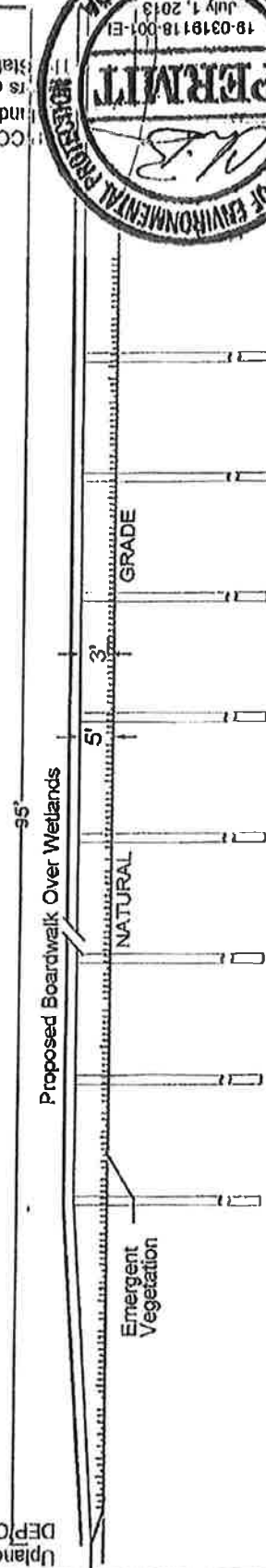
DATE: May 21, 2013

SHEET: 6/6

Cross Section
of Proposed Dock
Not to Scale

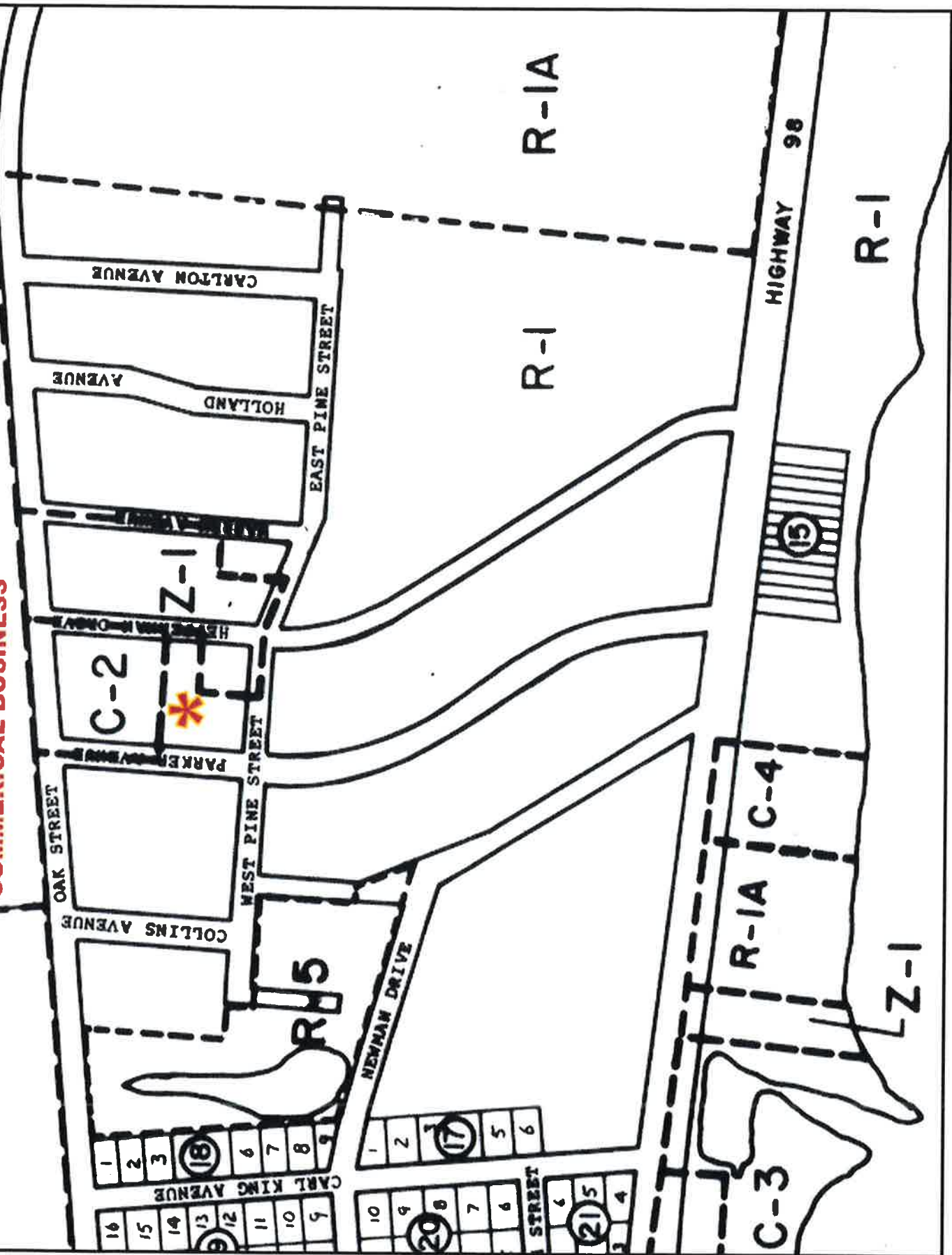


Cross Section
of Proposed
Boardwalk
Not to Scale



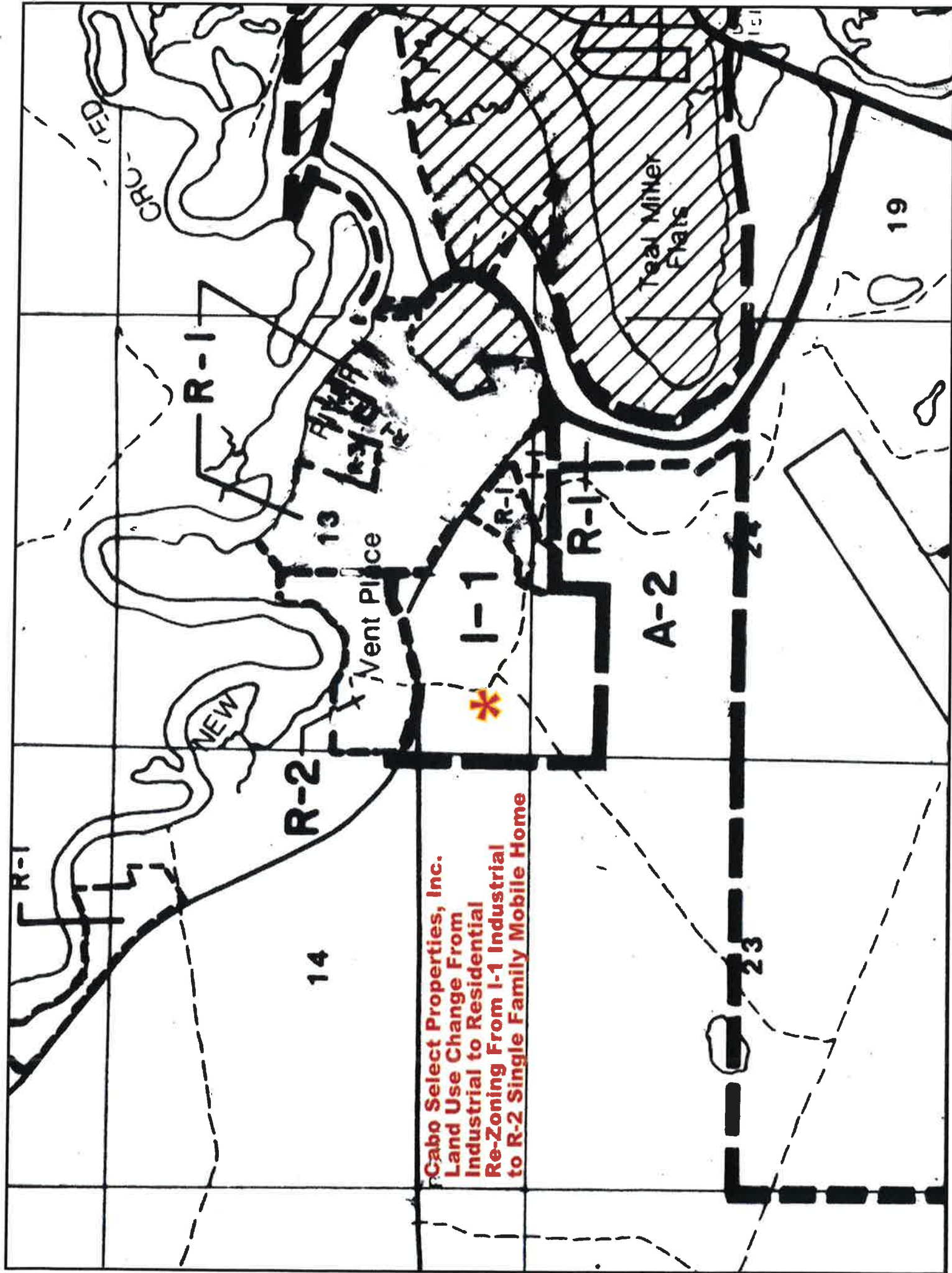


JOSEPH BUTLER 2006 IRREVOCABLE TRUST
LAND USE CHANGE FROM RESIDENTIAL
TO COMMERCIAL AND RE-ZONING FROM
R-2 SINGLE FAMILY RESIDENTIAL TO C-2
COMMERCIAL BUSINESS



ITEM #9 CABO SELECT PROPERTIES





Cabo Select Properties, Inc.
Land Use Change From
Industrial to Residential
Re-Zoning From I-1 Industrial
to R-2 Single Family Mobile Home

↓

