

Franklin County Planning & Zoning Agenda

January 9, 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 PRCEEDINGS IS MADE.

- 1- Approval of the minutes of the meeting held, Tuesday, December 12, 2017, as mailed.
- 2- Review of the Monthly Building Report for December 2017.

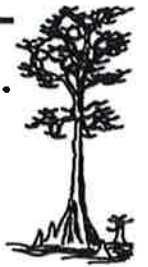
RE-ZONING & LANDUSE APPLICATION:

- 3- Consideration of a request for a Land Use Change from Residential and Commercial to a PUD Mixed Use Commercial. Re-Zoning from R-2 Single Family Mobile Home and C-2 of a 57.08 acre parcel lying in Section 36, Township 8 South, Range 7 West, 105 Island Drive, Eastpoint, Franklin County, Florida. The PUD will consist of 180 RV Slips, 85 Dwelling Units, and a Restaurant/Bar Lounge, with liquor sales and including indoor and outdoor seating capacity of 200. Request submitted by Craig R. Dermody, authorized agent for Max Cross, applicant.

REVIEW OF ORDINANCES:

- Review of the Development Standards and Restrictions for the Use of Metal Structures and Pole Barns as a Single Family Detached Dwelling within Franklin County.
- Review of the St. George Island Corridor Overlay District For Property Located Within A 2,00 Foot Radius Of the Center Point of the Intersection of Franklin Boulevard and Gulf Beach Drive.

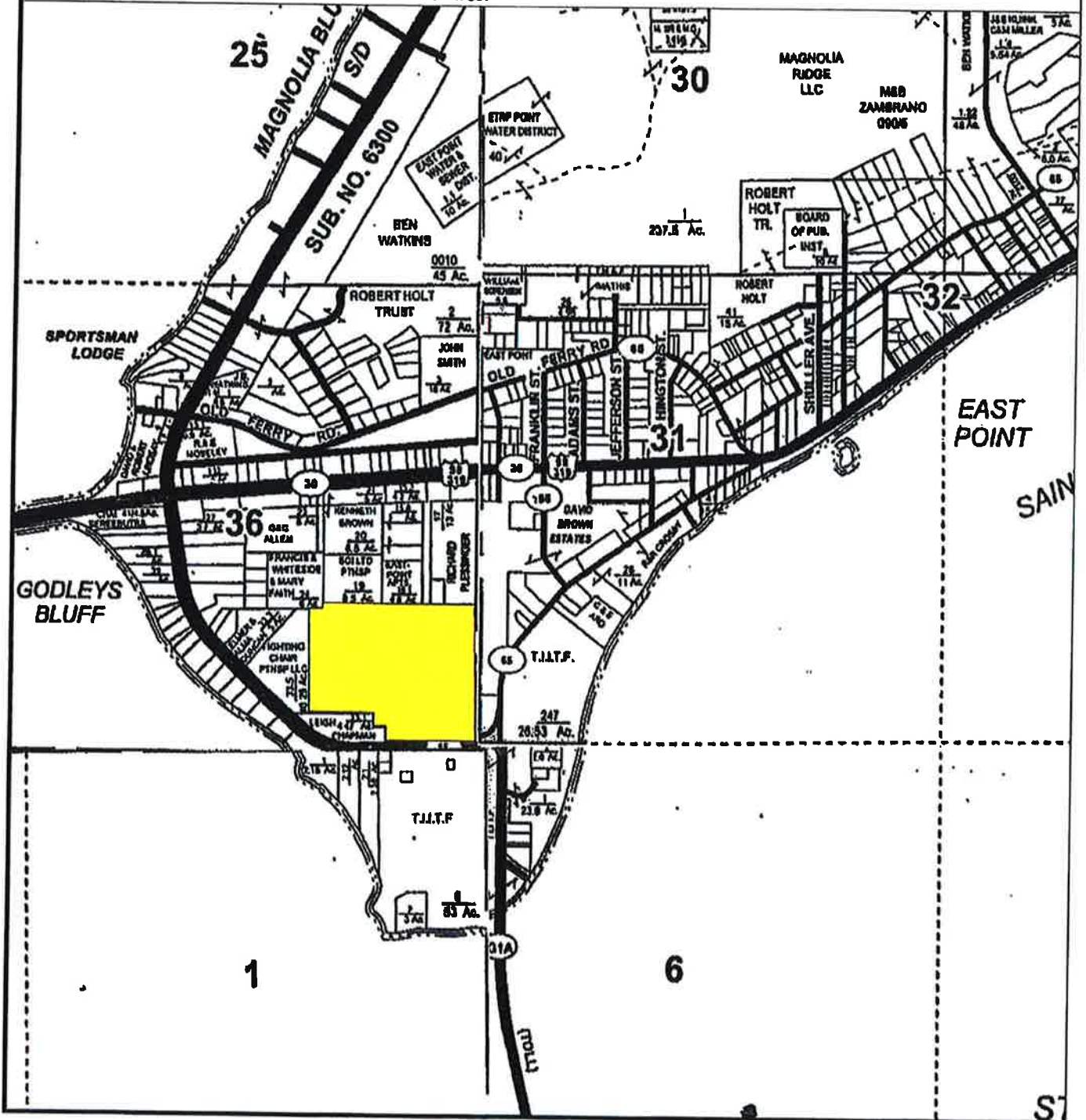
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Eastpoint Resort
WATERBODY/CLASS: N/A
PURPOSE: WD - LPS - NFI
PROJECT LOCATION / USGS: Eastpoint
LATITUDE:
LONGITUDE:

JOB: 17-121
DEP:
COE:
OTHER:
DATE: December 4, 2017
SHEET: 1/4

SECTION: 36 TWSHP: 8 South RNG: 7 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Eastpoint Resort
WATERBODY/CLASS: N/A
PURPOSE: WD - LPS - NFI
PROJECT LOCATION / USGS: Eastpoint
LATITUDE:
LONGITUDE:

JOB: 17-121
DEP:
COE:
OTHER:
DATE: December 4 2017
SHEET: 2/4

SECTION: 36 TWSHP: 8 South RNG: 7 West



Soil Map—Franklin County, Florida

Attachment 1





SCALE 1" = 200'

Eastpoint Resort	
SECTION 08 - TOWNSHIP 8 South, RANGE 7 West	
FRANKLIN COUNTY	FLORIDA
GARLICK ENVIRONMENTAL ASSOC. INC.	
<small> POFF OFFICE 2015 2ND FLOOR 2015 2ND FLOOR 2015 2ND FLOOR 2015 2ND FLOOR 2015 2ND FLOOR </small>	
DATE: 12-18-10	SCALE: 1" = 200'



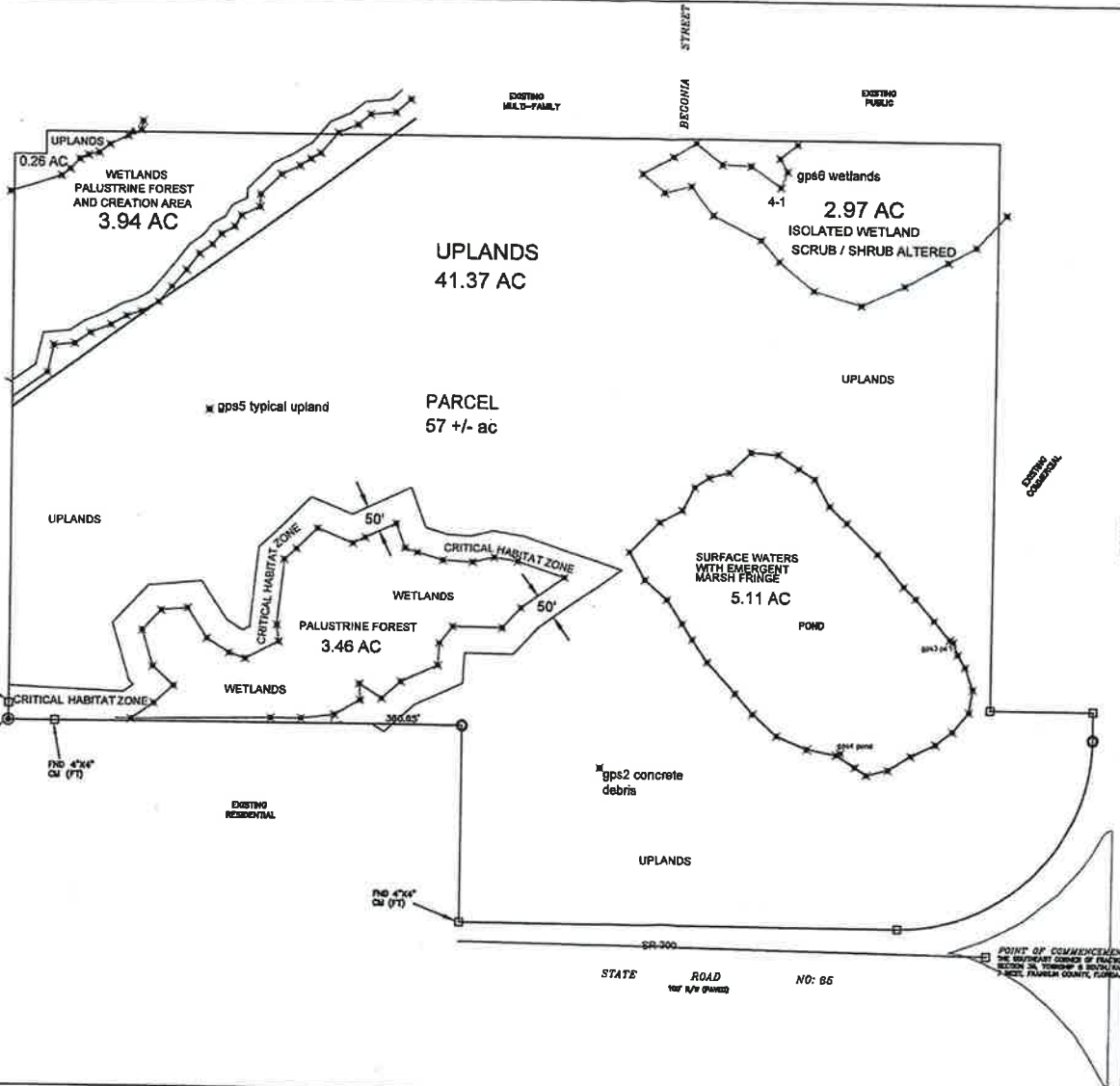
SCALE 1" = 200'



FIN 4"x4" CI (7')
0.44' NORTH OF CORNER

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')



Eastpoint Resort			
SECTION 36 - TOWNSHIP 8 South, RANGE 7 West			
FRANKLIN COUNTY		FLORIDA	
GARLICK ENVIRONMENTAL ASSOC. INC.			
<small> POST OFFICE BOX 684 APALACHICOLA FLORIDA 32309-0684 OFFICE 904-884-0888 FAX 904-884-0888 EMAIL garlick@earthlink.net </small>			
SCALE	1" = 200'	SHEET	19-151
	DATE	REVISION NO.	PROJECT NO.
	December 4, 2011	19-151	4/4

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF SECTION 36,
TOWNSHIP 8 SOUTH & RANGE 7 WEST,
FRANKLIN COUNTY, FLORIDA.

ISLAND DRIVE
100' R/W (PAVED)

STATE ROAD NO: 86
1st 1/4 (PAVED)

SR-300

gps2 concrete debris

WETLANDS

WETLANDS

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

CRITICAL HABITAT ZONE

WETLANDS

WETLANDS

FIN 4"x4" CI (7')

EXISTING RESIDENTIAL

UPLANDS

UPLANDS

STATE ROAD NO: 86

SR-300

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

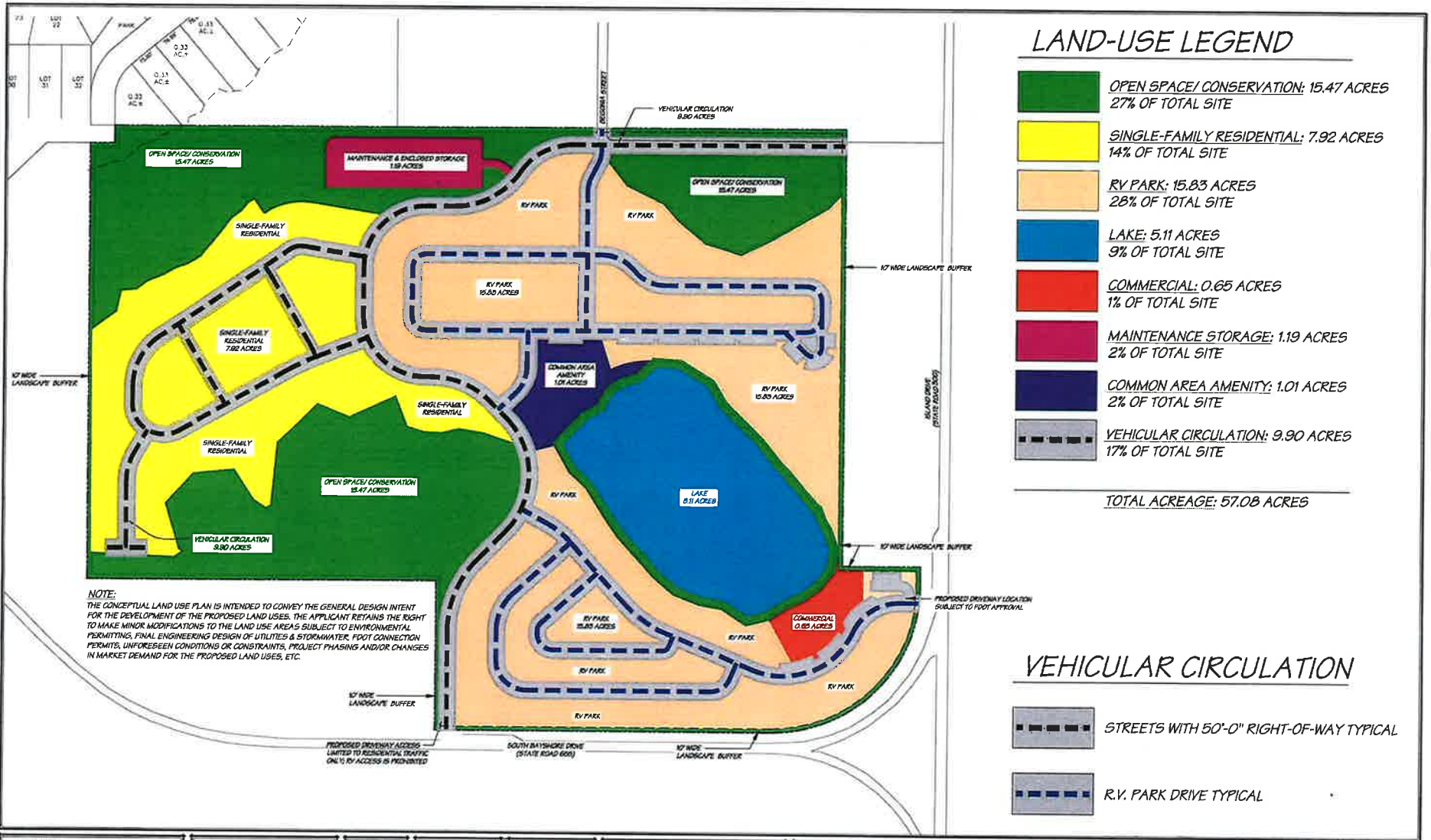
FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')

FIN 4"x4" CI (7')



LAND-USE LEGEND

- OPEN SPACE/ CONSERVATION: 15.47 ACRES**
27% OF TOTAL SITE
- SINGLE-FAMILY RESIDENTIAL: 7.92 ACRES**
14% OF TOTAL SITE
- RV PARK: 15.83 ACRES**
28% OF TOTAL SITE
- LAKE: 5.11 ACRES**
9% OF TOTAL SITE
- COMMERCIAL: 0.85 ACRES**
1% OF TOTAL SITE
- MAINTENANCE STORAGE: 1.19 ACRES**
2% OF TOTAL SITE
- COMMON AREA AMENITY: 1.01 ACRES**
2% OF TOTAL SITE
- VEHICULAR CIRCULATION: 9.90 ACRES**
17% OF TOTAL SITE

TOTAL ACREAGE: 57.08 ACRES






VEHICULAR CIRCULATION

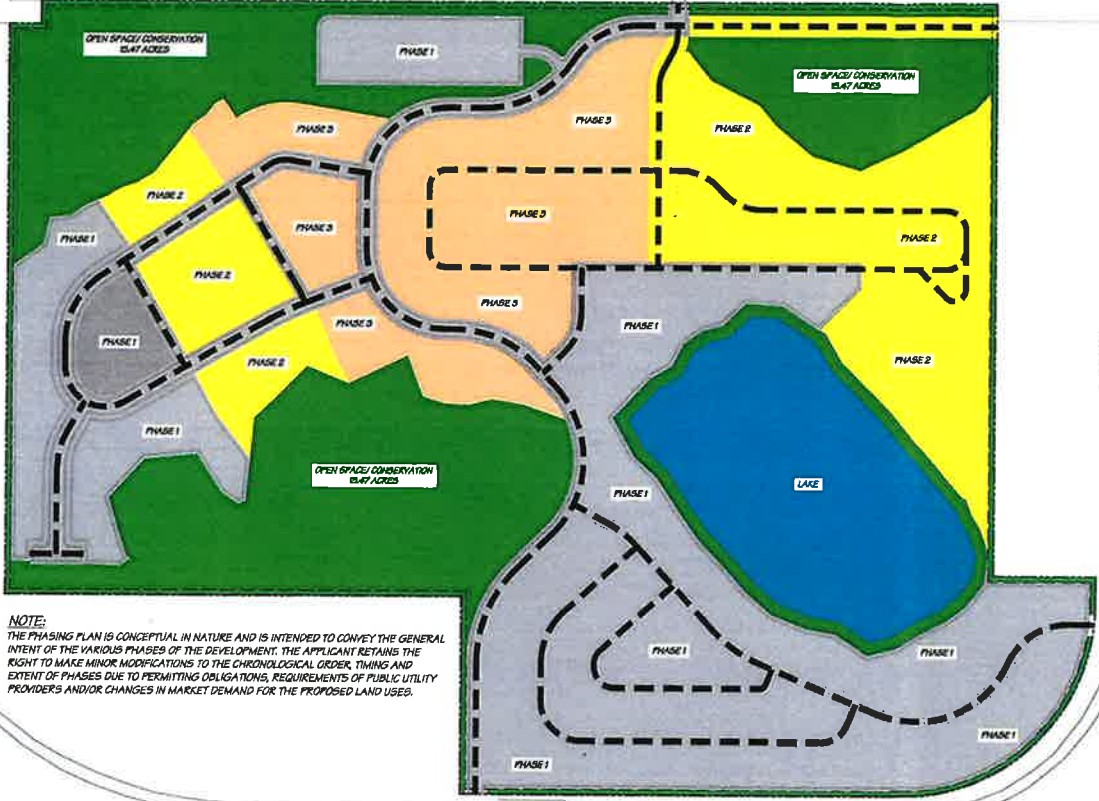
- STREETS WITH 50'-0" RIGHT-OF-WAY TYPICAL**
- R.V. PARK DRIVE TYPICAL**

NOTE:
THE CONCEPTUAL LAND USE PLAN IS INTENDED TO CONVEY THE GENERAL DESIGN INTENT FOR THE DEVELOPMENT OF THE PROPOSED LAND USES. THE APPLICANT RETAINS THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LAND USE AREAS SUBJECT TO ENVIRONMENTAL PERMITTING, FINAL ENGINEERING DESIGN OF UTILITIES & STORMWATER FOOT CONNECTION PERMITS, UNFORESEEN CONDITIONS OR CONSTRAINTS, PROJECT PHASING AND/OR CHANGES IN MARKET DEMAND FOR THE PROPOSED LAND USES, ETC.

	West Studio 4800 Legends Drive - C2H Denver, CO 80241 East Studio 210 Saw 611022 Rocky Mountain, CO 80501	 ONE INCH EQUALS ONE HUNDRED FEET SCALE IN FEET	 NORTH	PREPARED FOR: CRAIG R. DERMODY & LINDLEE CROSS-DERMODY FLORIDA COAST REAL ESTATE, INC. 174 WATERLOO WAY - SUITE 103 - PMB 410 SANTA ROSA BEACH, FLORIDA 32459	CONCEPTUAL LAND USE PLAN EASTPOINT RESORT & RV PARK PLANNED UNIT DEVELOPMENT ISLAND DRIVE AT S. BAYSHORE DRIVE EASTPOINT - FRANKLIN COUNTY, FLORIDA PARCEL ID: 26-085-07W-000-0340-000	DESIGNED: [] DRAWN: [] PROJECT #: [] DATE: [] REVISION: [] CHECKED: [] DATE: []	L101
--	--	--	------------------	---	---	--	-------------

PHASING PLAN

-  PHASE 1:
-  PHASE 2:
-  PHASE 3:
-  OPEN SPACE/ CONSERVATION: 15.47 ACRES
27% OF TOTAL SITE
-  LAKE: 5.11 ACRES
9% OF TOTAL SITE



NOTE:
 THE PHASING PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CONVEY THE GENERAL INTENT OF THE VARIOUS PHASES OF THE DEVELOPMENT. THE APPLICANT RETAINS THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE CHRONOLOGICAL ORDER, TIMING AND EXTENT OF PHASES DUE TO PERMITTING OBLIGATIONS, REQUIREMENTS OF PUBLIC UTILITY PROVIDERS AND/OR CHANGES IN MARKET DEMAND FOR THE PROPOSED LAND USES.

HORTON HODGES
 West Shuco
 4606 Legacy Drive - C224
 Ocala, FL 32341
 East Shuco
 P.O. Box 611002
 Rosemary Beach, FL 32461

0' 100' 200' 300'
 ONE INCH EQUALS ONE HUNDRED FEET
 SCALE IN FEET



PREPARED FOR:
 CRAIG R. DERMODY & LINDLEE CROSS-DERMODY
 FLORIDA COAST REAL ESTATE INC.
 174 WATERCOLOR WAY - SUITE 100 - PHB 410
 SANTA ROSA BEACH, FLORIDA 32459

PHASING PLAN
EASTPOINT RESORT & RV PARK
 PLANNED UNIT DEVELOPMENT
 ISLAND DRIVE AT S. BAYSHORE DRIVE
 EASTPOINT - FRANKLIN COUNTY, FLORIDA

PARCEL ID: 26-086-07H-000-0040-000

DESIGNED: CM/PLH
 DRAFTER: BGL
 PROJECT # 10860
 DATE: DEC 15, 2007

L102