

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

**February 13, 2018 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, February 13, 2018, as mailed.
2. Review of the Monthly Building Report for January 2017.
3. 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. 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)
4. Consideration of a request to construct a Single Family Residential Dock located at Shell Harbor, Lot 19, also known as 1759 East Gulf Beach Drive, St. George Island, Franklin County Florida. The proposed access walkway for the dock will be a total of 494' x 4' with a 6' x 26' terminal platform, and a 171' x 4' boardwalk with an access walkway constructed over wetlands, and (2) 12' x 20' uncovered boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates. Inc. agent for Joel Stager, applicant. (House Under Construction)
5. Consideration of a request to construct a Single Family Residential Dock located at Shell Harbor, Lot 20, also known as 1763 East Gulf Beach Drive, St. George Island, Franklin County, Florida. The proposed access walkway for the dock will be a total of 494 x 4 and a 6 x 26 foot terminal platform with (2) 12 x 20 uncovered boatlifts. The dock will be 2,816 sq. ft. Customer has DEP permits. Approval will be contingent upon Army Corps of Engineer permits. Request submitted by Garlick Environmental Associates. Inc. agent for Michael Walsh, applicant. (Has a house)

### **SPECIAL EXCEPTION:**

6. Consideration of a request for an Exception to locate a Church within an existing building located at 207 US Highway 98, Eastpoint, Franklin County, Florida in a C-2 Commercial Business District. Request submitted by Anthony Middleton, agent for Go With God Ministries, 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 200 Foot Radius Of the Center Point of the Intersection of Franklin Boulevard and Gulf Beach Drive.

# PLUMMER PROJECT #1

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"

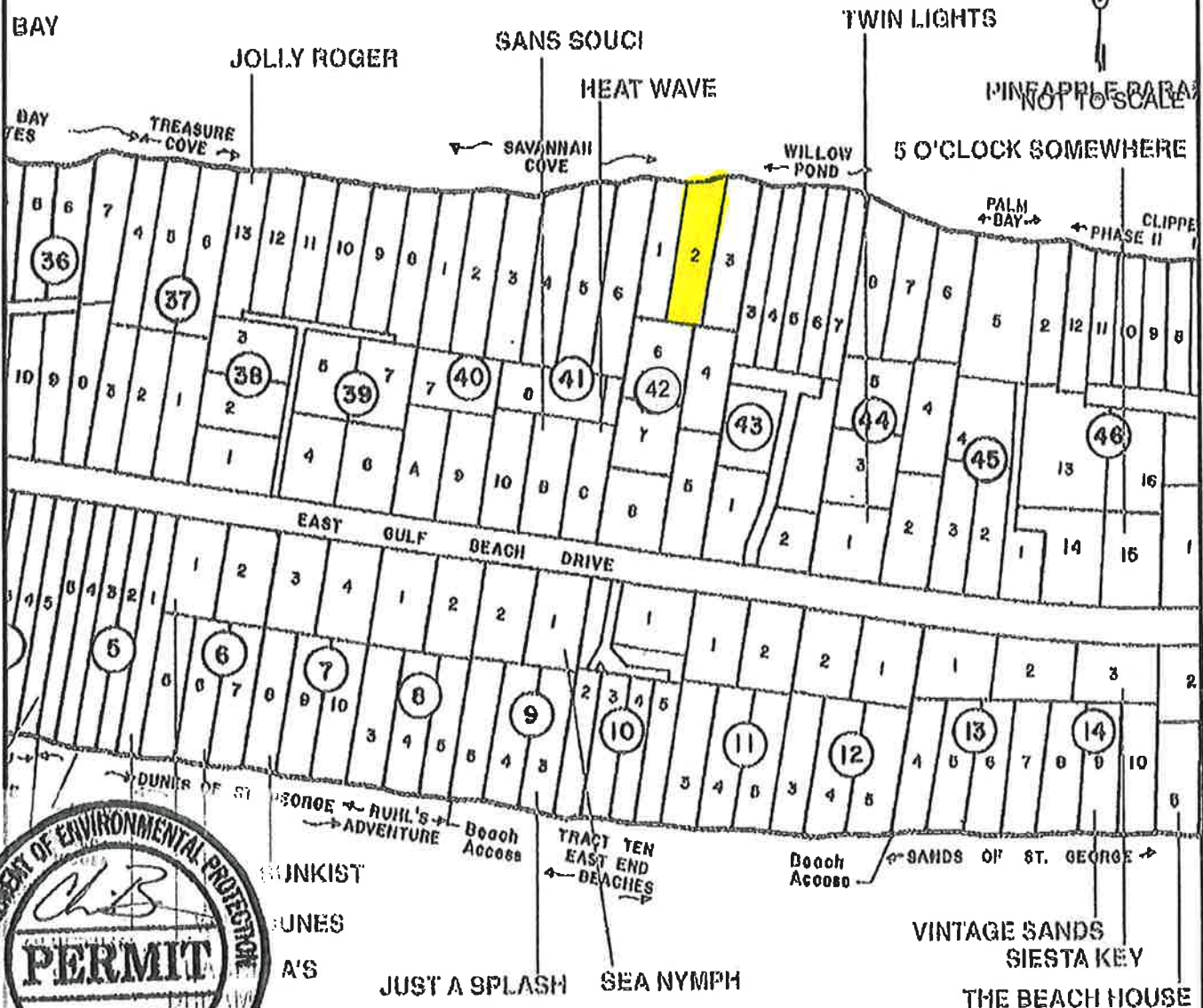
JOB: 13-040  
DEP:  
COE:  
OTHER:  
DATE: May 21, 2013  
SHEET: 1/6

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West



## Island East End

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



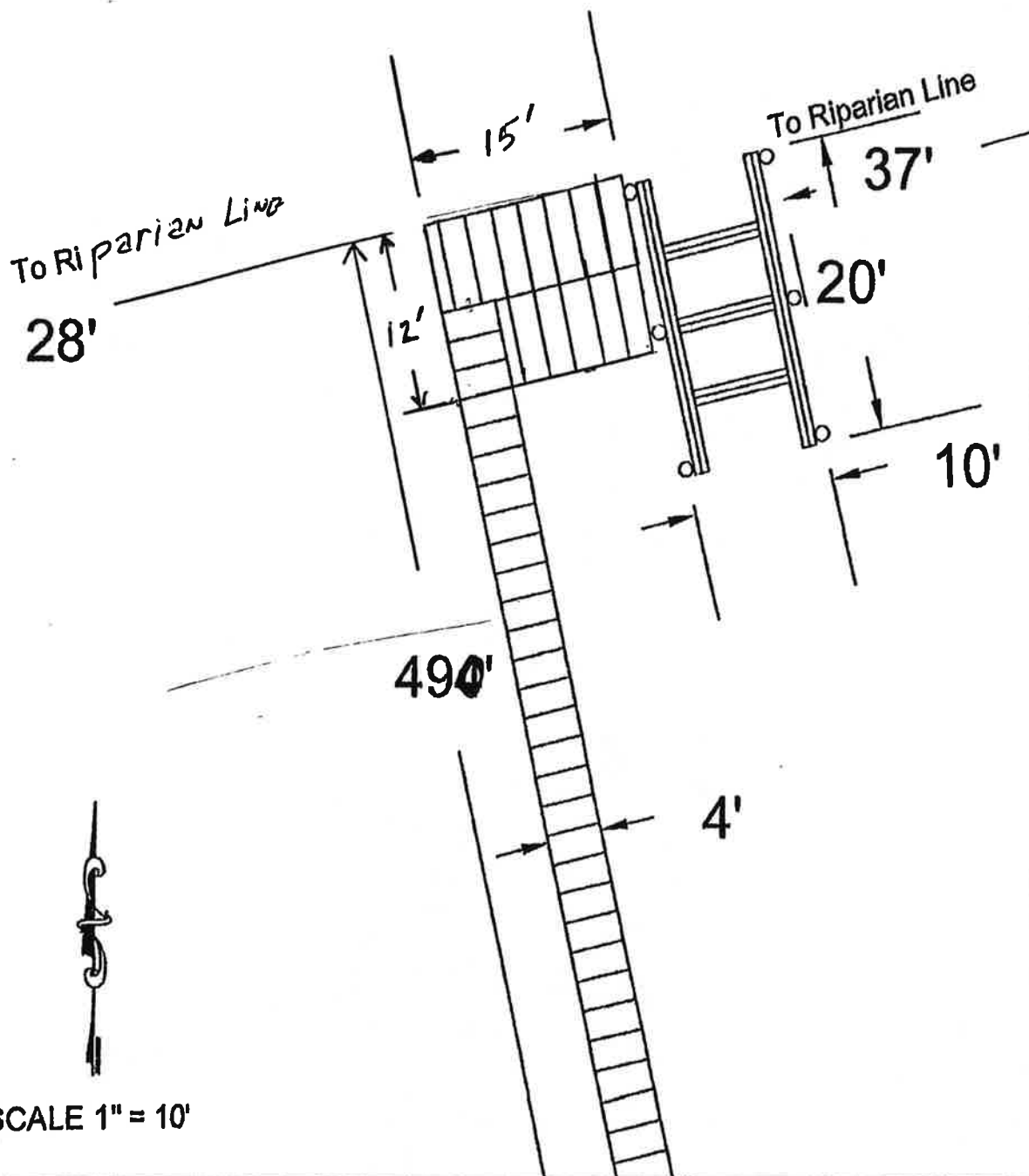




PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

JOB: 13-040  
DEP:  
COE:  
OTHER:  
DATE: May 21, 2013  
SHEET: 4/6



SCALE 1" = 10'

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

SWEET P BY THE SEA

APPLICANT/CLIENT: (MARK PLUMMER)

WATERBODY/CLASS: St George Sound / WASSI / 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:

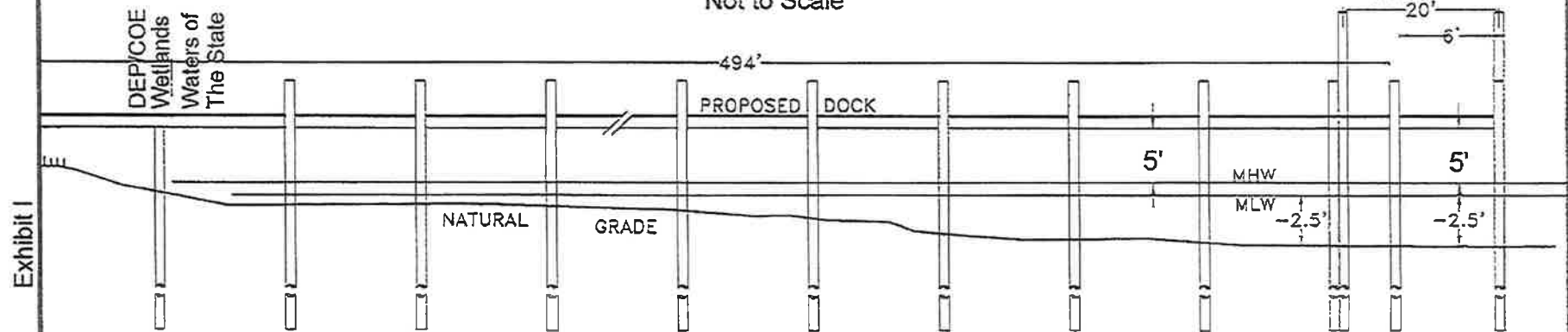
OTHER:

DATE: May 21, 2013

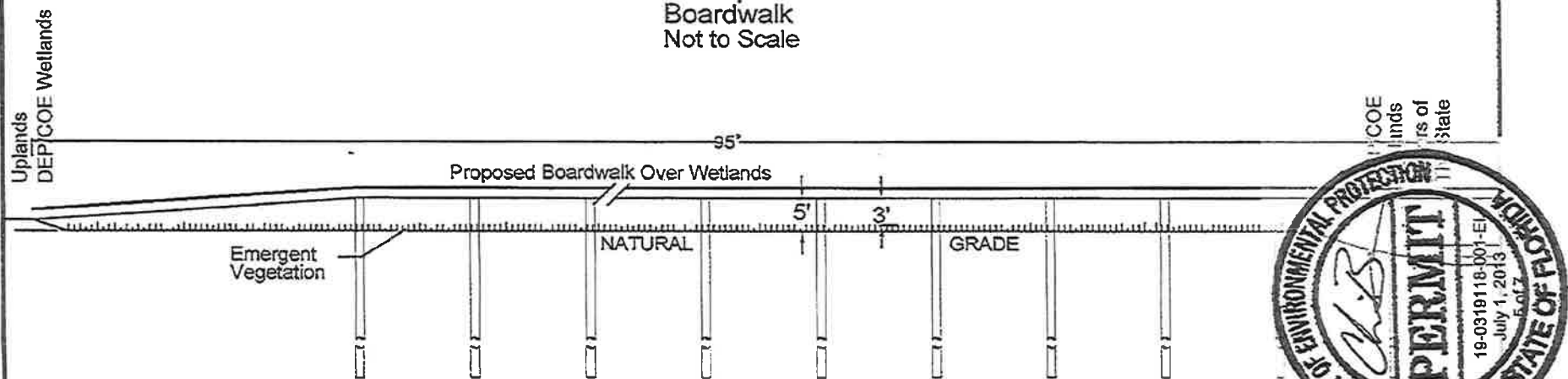
SHEET: 6/6



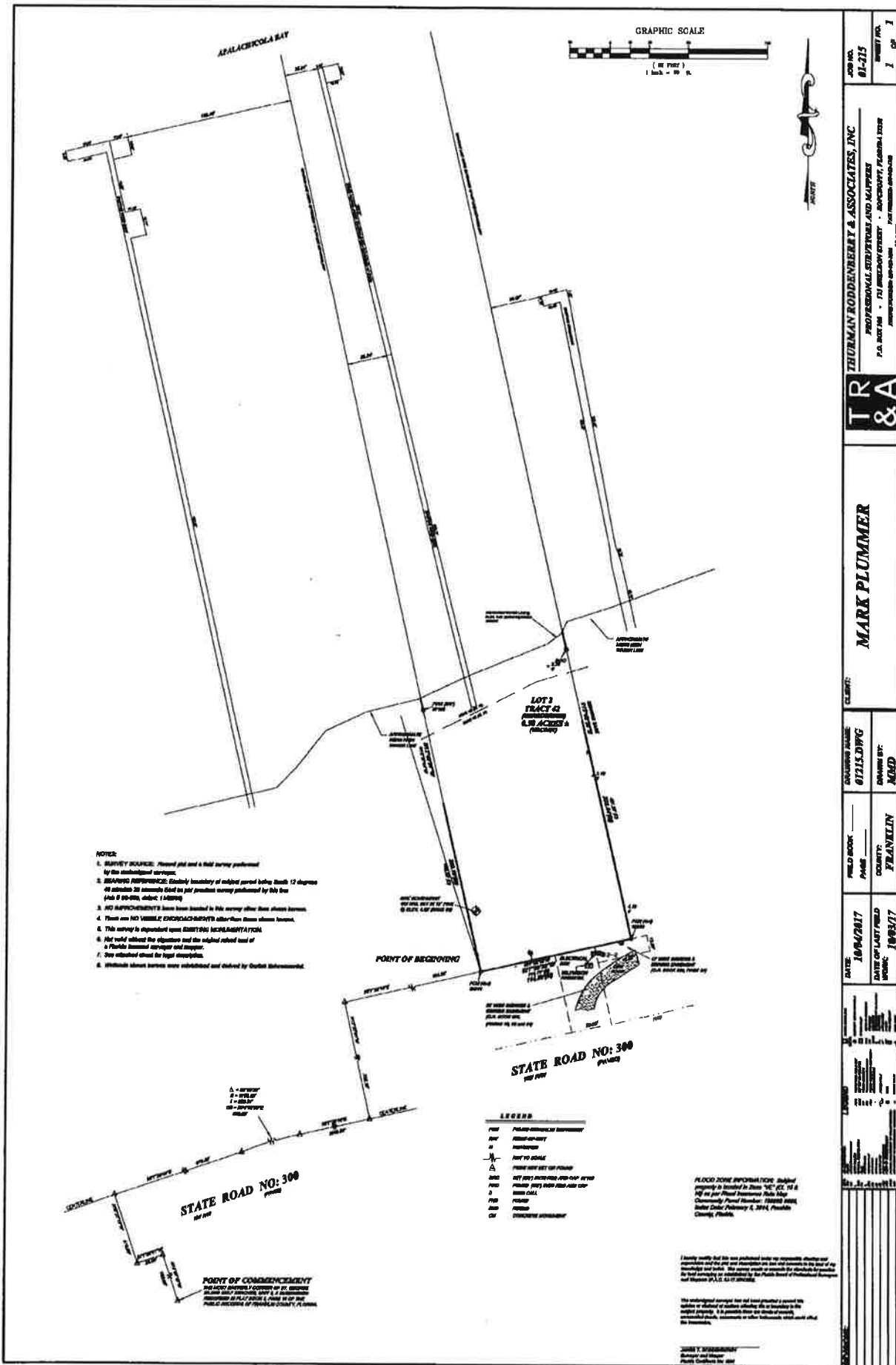
Cross Section  
of Proposed Dock  
Not to Scale



Cross Section  
of Proposed  
Boardwalk  
Not to Scale



## Exhibit I Dock





# STAGER PROJECT #2

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: Joel M. Stager

WATERBODY/CLASS: St George Sound / ClassII / OFW / not AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County - SGI

LATITUDE: 29° 40' 57.67 "

LONGITUDE: 84° 48' 17.05"

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 17-116

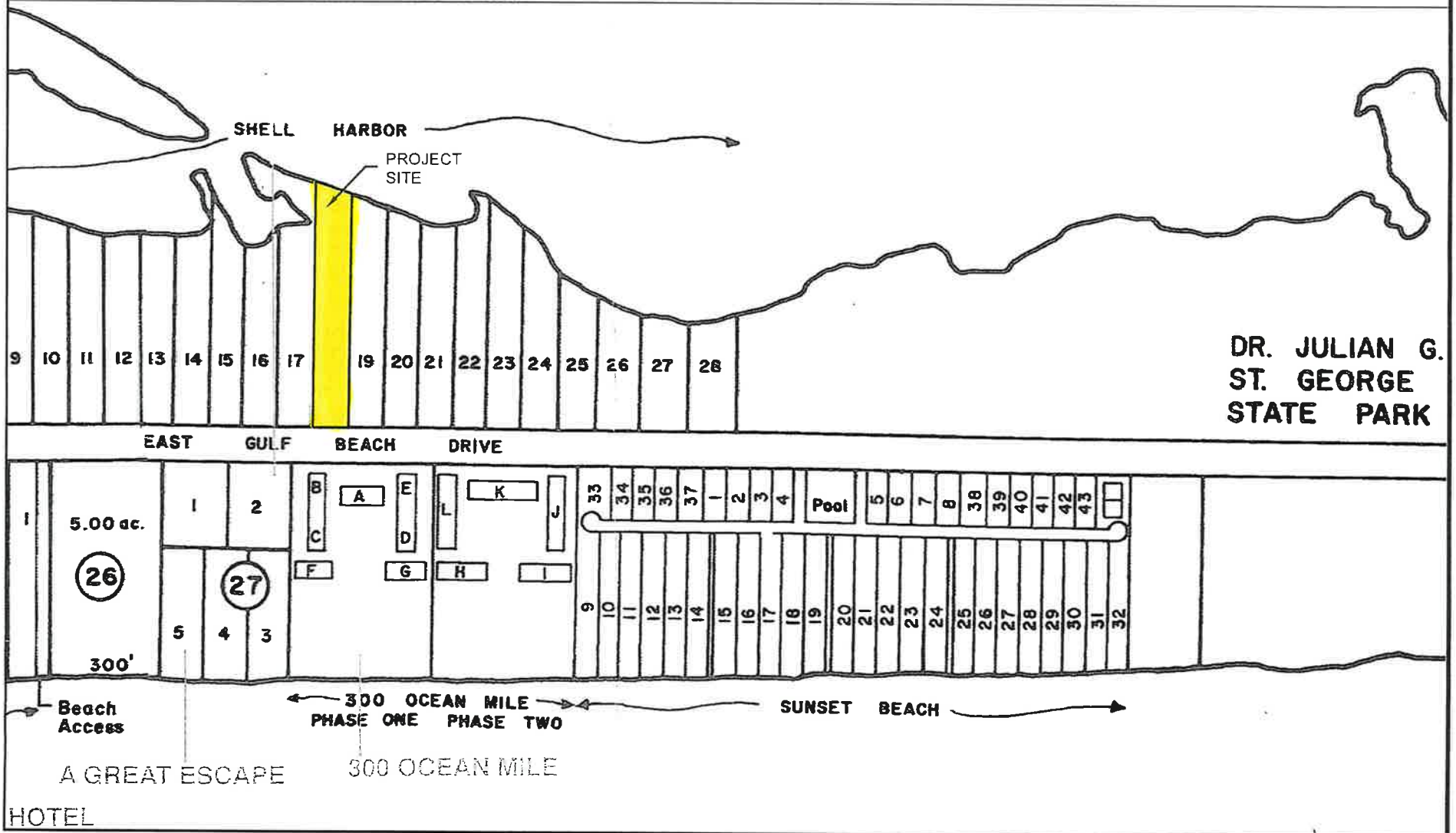
DEP:

COE:

OTHER:

DATE: October 26, 2017

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Joel M. Stager

WATERBODY/CLASS: St George Sound / ClassII/OFW/ not an AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: SGI - Franklin County

LATITUDE: 29° 40' 57.67"

LONGITUDE: 84° 48' 17.05"

JOB: 17-116

DEP:

COE:

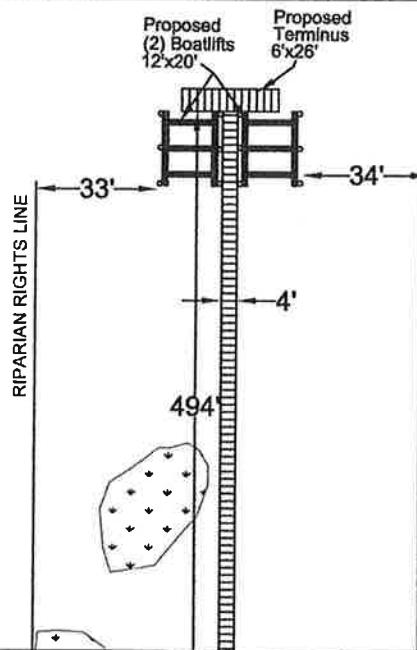
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DATE: October 26, 2017

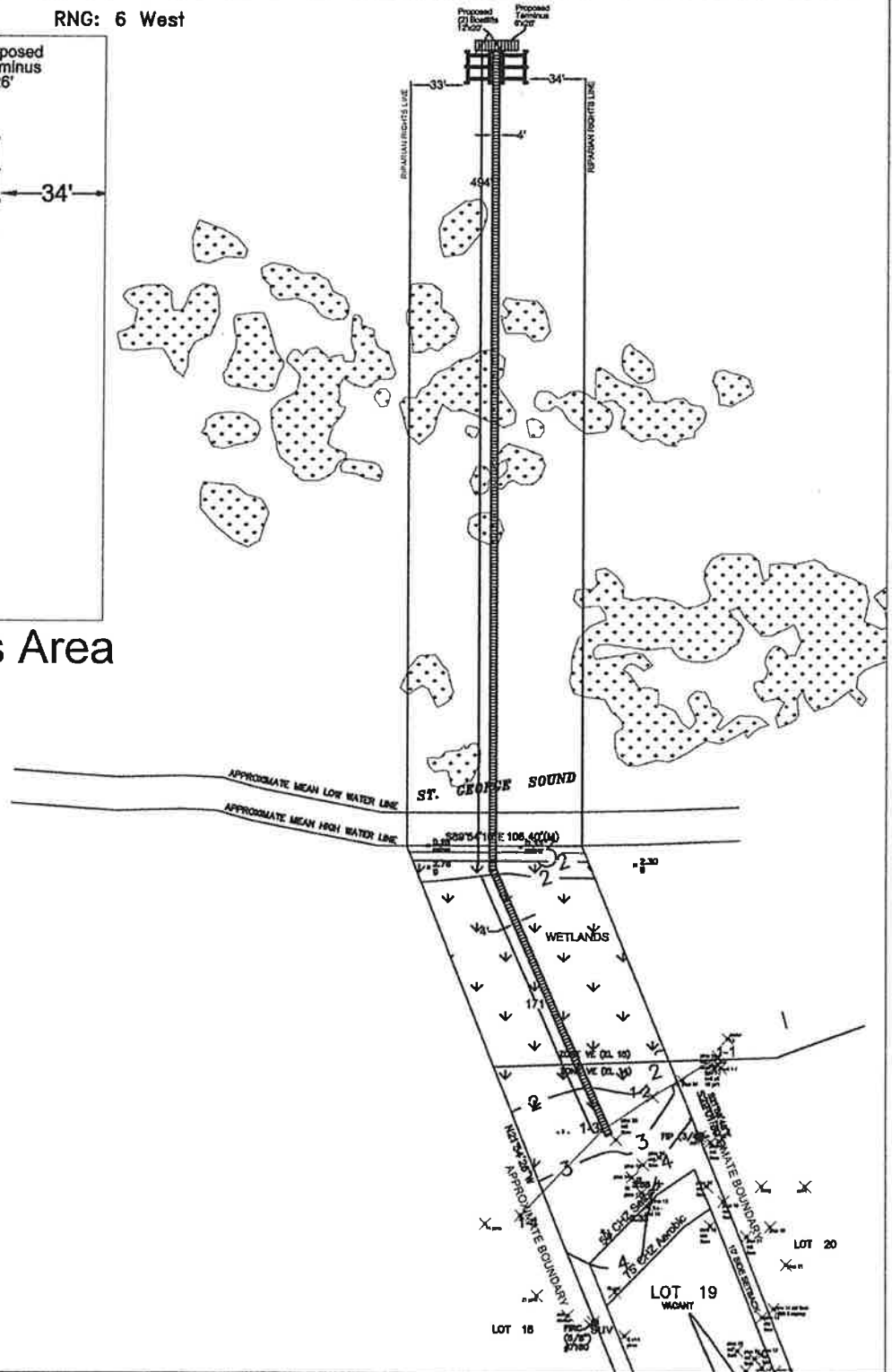
SHEET: 3/4

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West



Detail of Terminus Area  
Scale 1" = 50'



Scale 1" = 100'



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LB No. 7415

APPLICANT/CLIENT: Joel M. Stager

JOB: 17-116

WATERBODY/CLASS: St George Sound / ClassII / OFW / not an APDEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County - SGI

OTHER:

LATITUDE: 29° 40' 57.67 "

DATE: October 26, 2017

LONGITUDE: 84° 48' 17.05"

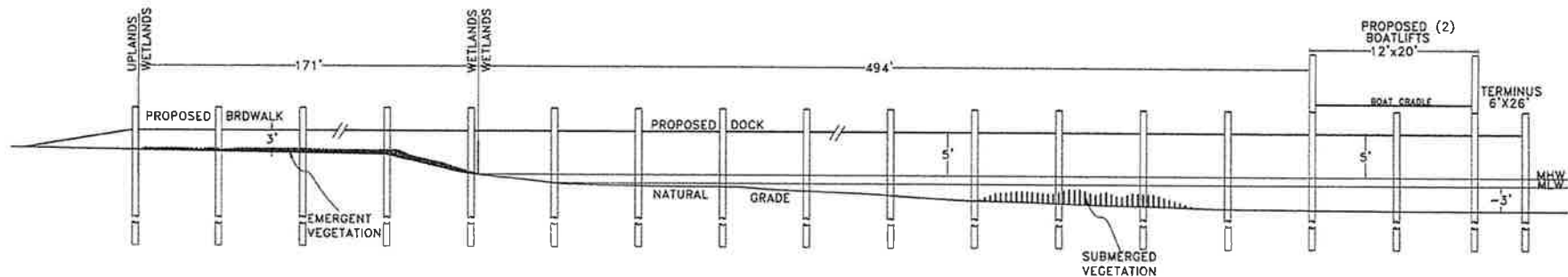
SHEET: 4/4

SECTION: 29 TNSHP: 9 South

RNG: 6 West

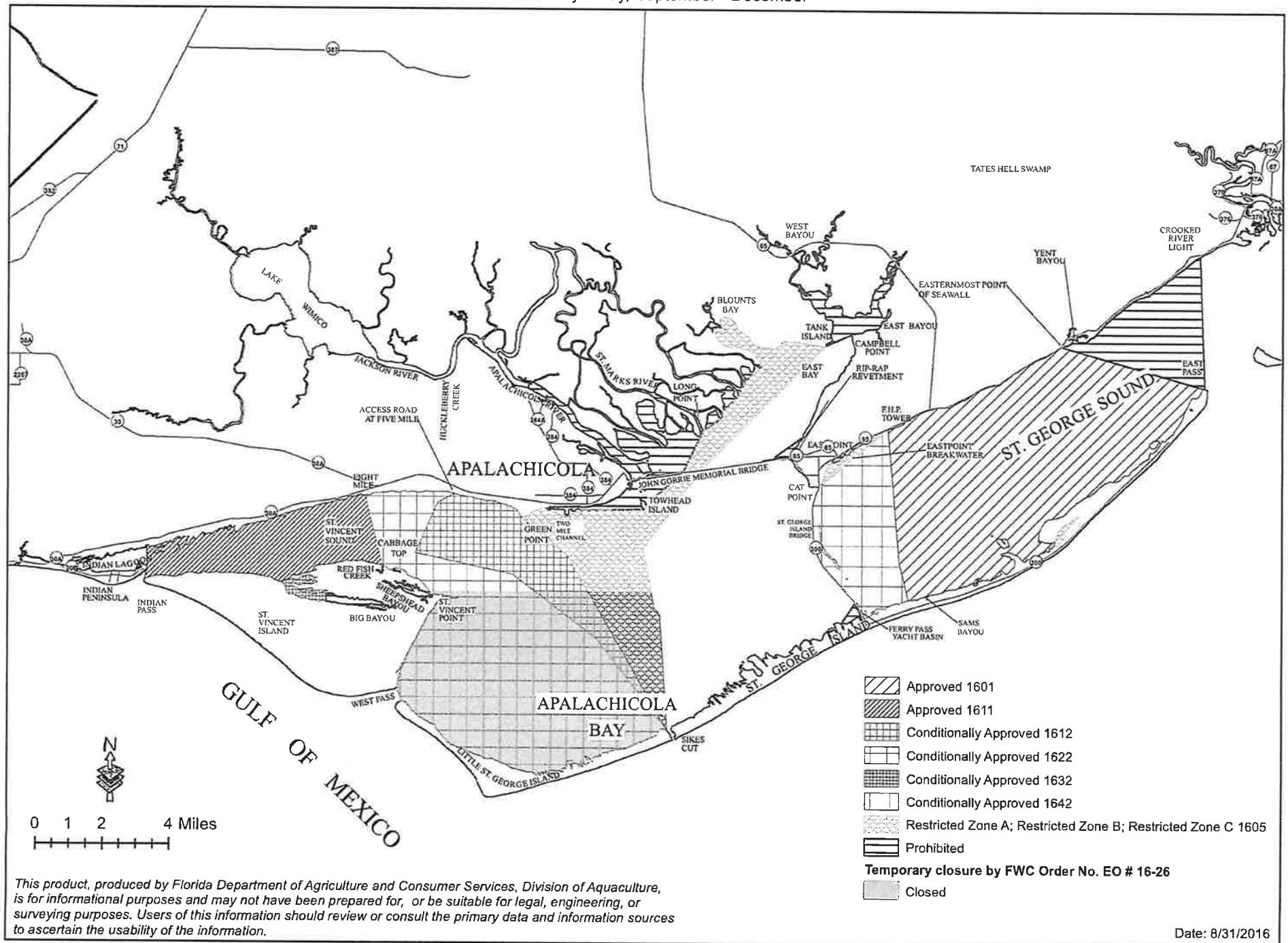


Profile Drawing  
of Proposed Dock  
Not To Scale



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

SHELLFISH HARVESTING AREA CLASSIFICATION MAP #16A  
 Apalachicola Bay System (#16) Shellfish Harvesting Area in Franklin County  
 Winter: January - May, September - December

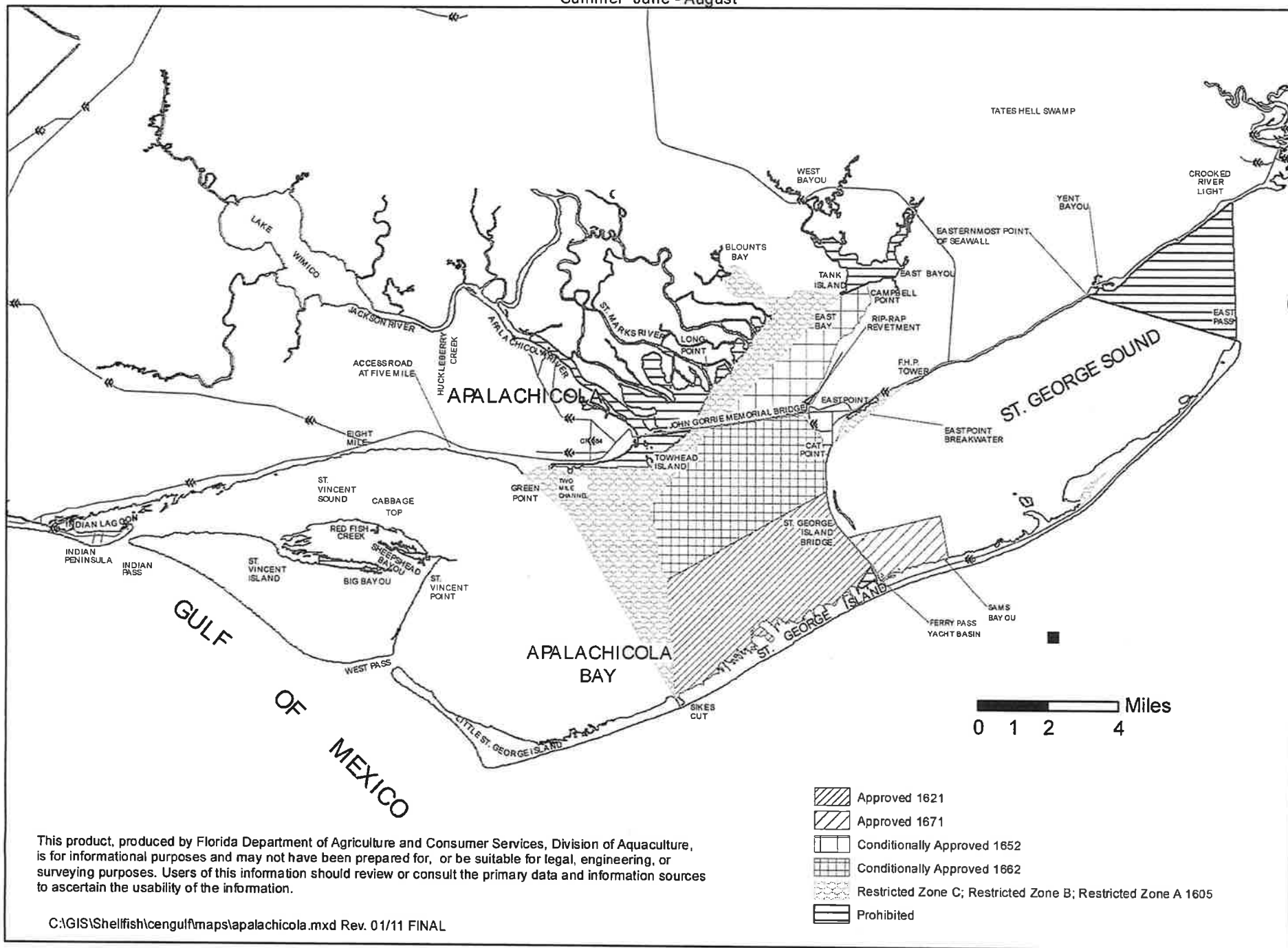


Current status of this area

# SHELLFISH HARVESTING AREA CLASSIFICATION MAP #16B (Effective: February 9, 2011)

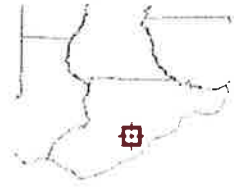
Apalachicola Bay System (#16) Shellfish Harvesting Area in Franklin County

Summer June - August





**Overview**



**Legend**

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

**Parcel ID** 29-09S-06W-7319-0000-0230  
**Sec/Twp/Rng** 29-9S-6W  
**Property Address** 1805 E GULF BCH DR

**Alternate ID** 06W09S29731900000230  
**Class** SINGLE FAM  
**Acreage** 1.42

**Owner Address** DAVIDSON C LINDEN  
TRUSTEE  
PO.BOX 76  
LAMONT, FL 323367397

**District** 1  
**Brief Tax Description** LOT 23 SHELL HARBOUR  
(Note: Not to be used on legal documents)

**Date created:** 11/16/2017  
**Last Data Uploaded:** 11/15/2017 10:14:15 PM

 **Developed by**  
The Schneider Corporation



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Joel M. Stager

WATERBODY/CLASS: St George Sound / ClassII/OFW/not an AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: SGI - Franklin County

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JOB: 17-116

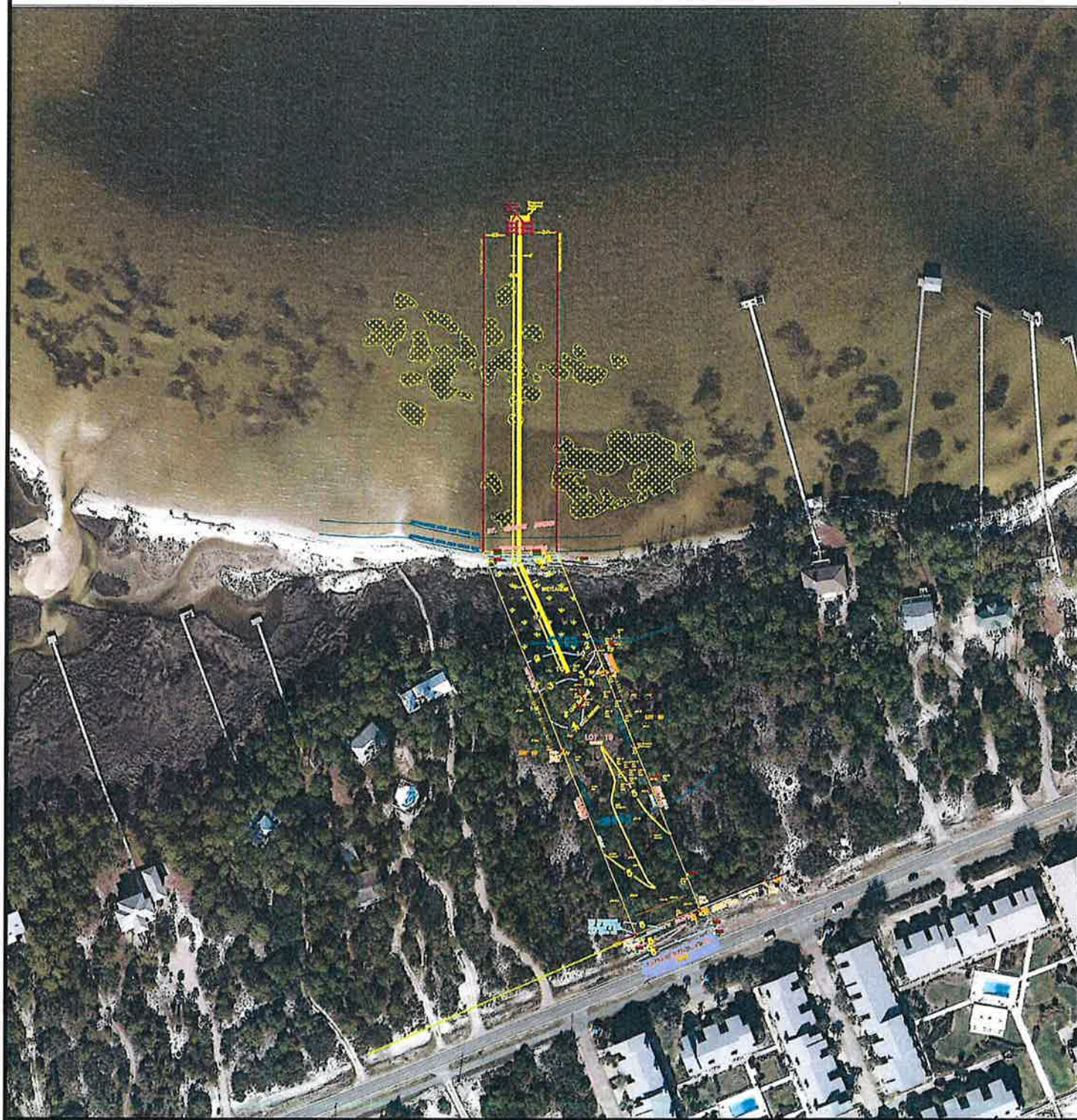
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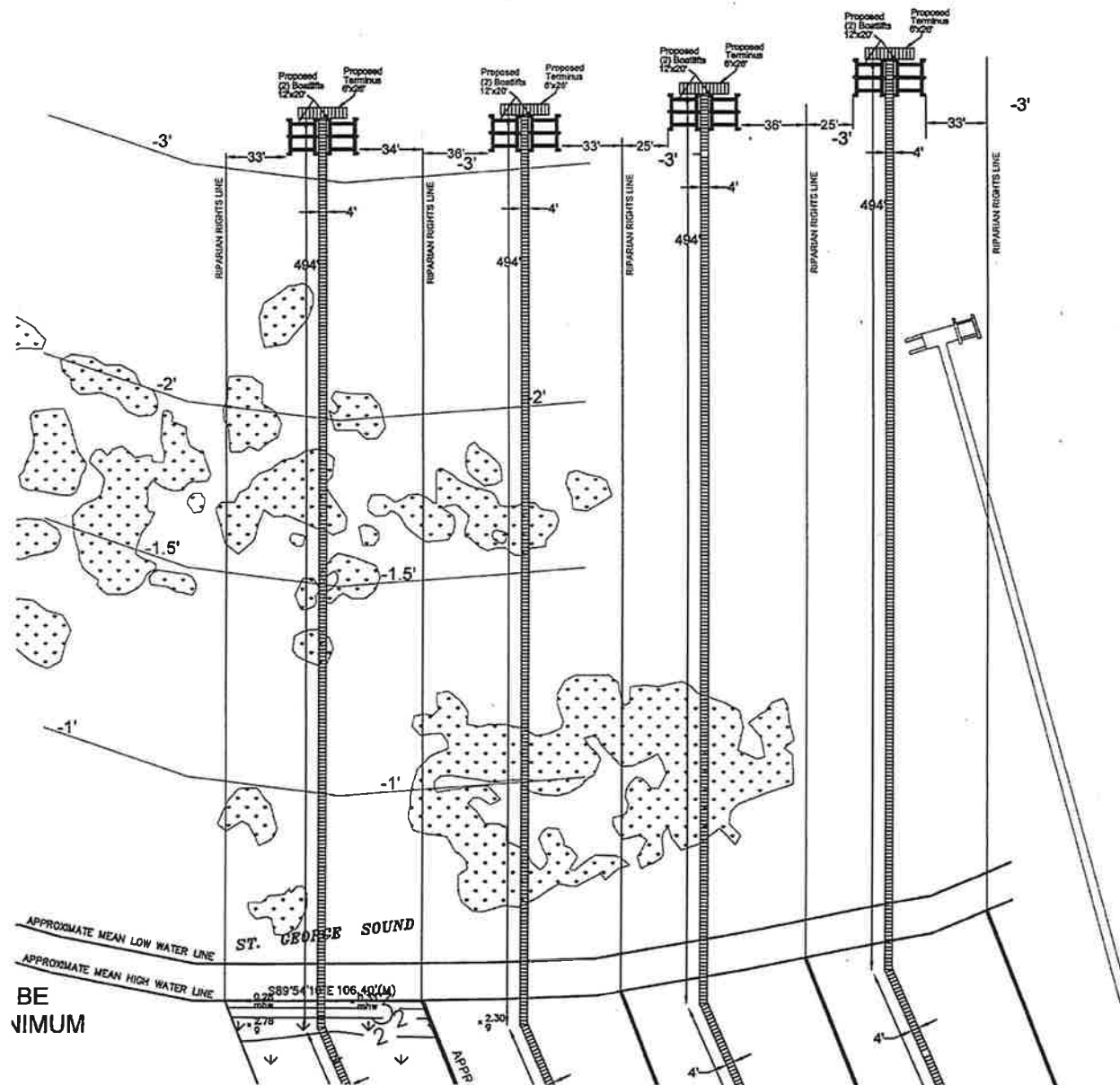
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DATE: October 26, 2017

SHEET: 2/4

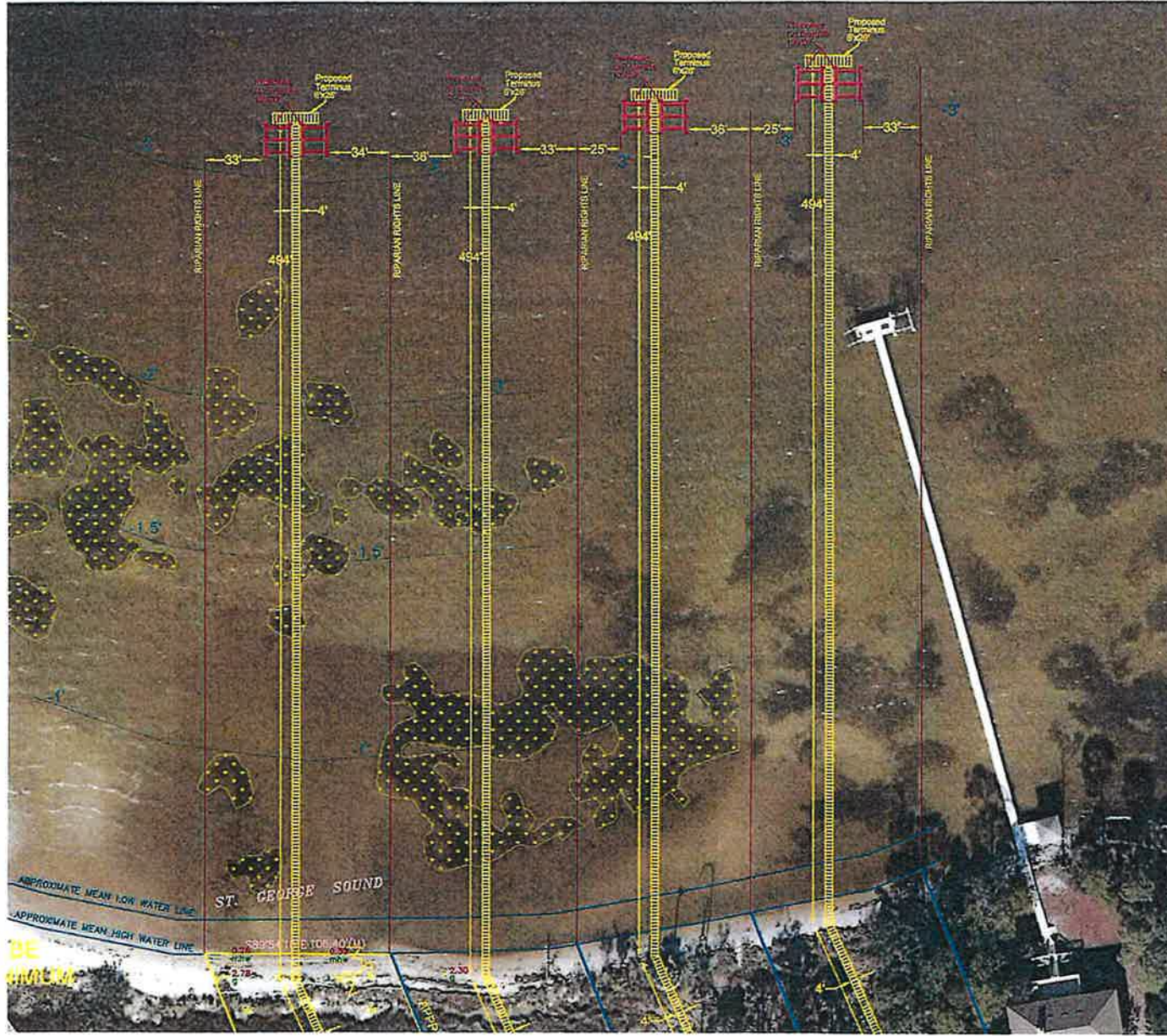














# WALSH PROJECT #3



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com



APPLICANT/CLIENT: Michael Chris Walsh

JOB: 17-126

WATERBODY/CLASS: St George Sound / ClassII / OFW / not AP

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Franklin County - SGI

OTHER:

LATITUDE: 29° 40' 58.50 "

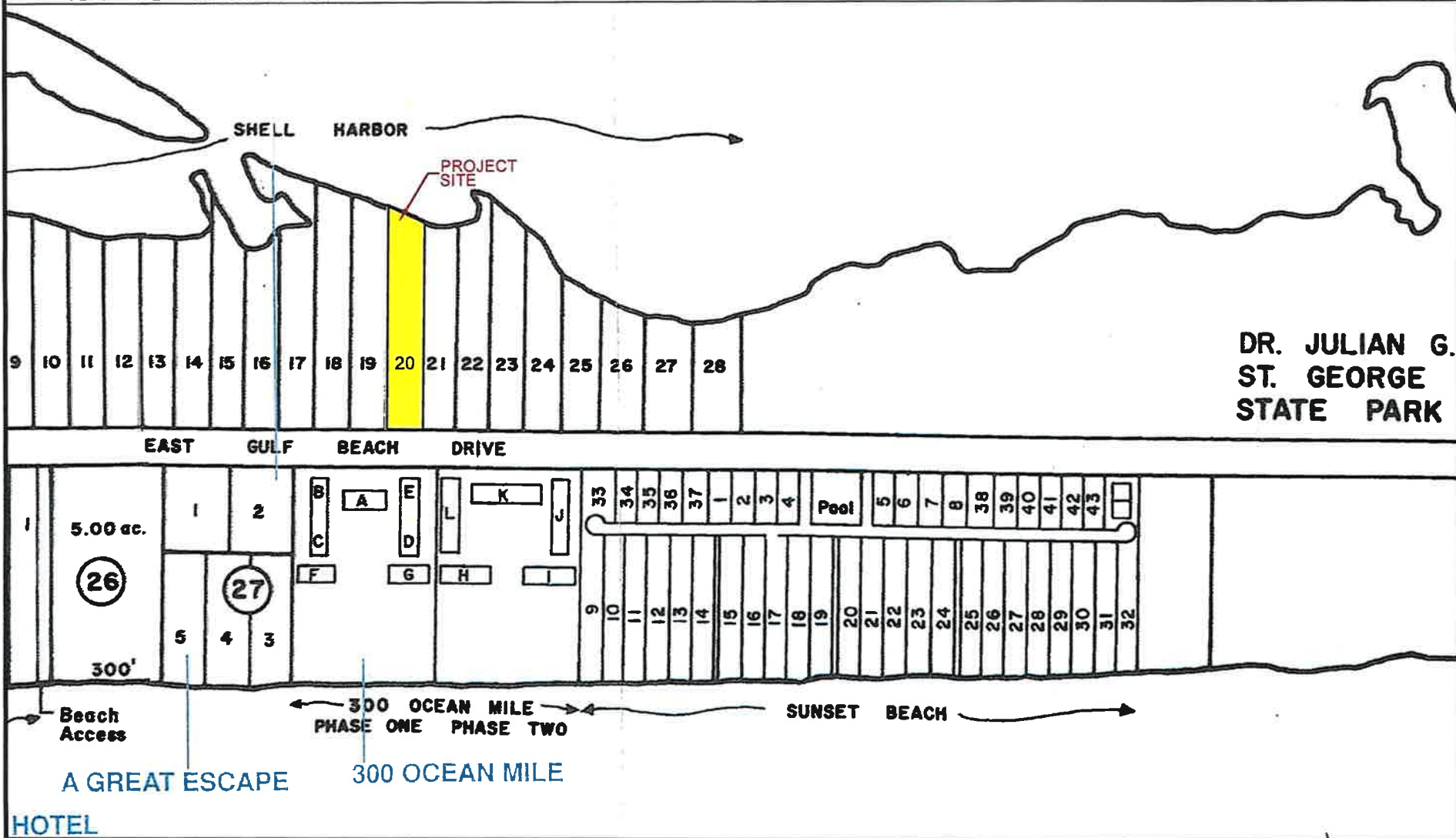
DATE: December 12, 2017

LONGITUDE: 84° 48' 15.65"

SHEET: 1/4

SECTION: 29 TNSHP: 9 South

RNG: 6 West







# PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Michael Chris Walsh  
WATERBODY/CLASS: St George Sound / ClassII/OFW/not an AP  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: SGI - Franklin County  
LATITUDE: 29° 40' 58.50"  
LONGITUDE: 84° 48' 15.65"  
SECTION: 29 TWSHP: 9 South RNG: 6 West

JOB: 17-126  
DEP:  
COE:  
OTHER:  
DATE: December 12, 2017  
SHEET: 2/4





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APPLICANT/CLIENT: Michael Chris Walsh  
WATERBODY/CLASS: St George Sound / ClassII/OFW/not an AP  
PURPOSE: Environmental Permitting  
PROJECT LOCATION / USGS: SGI - Franklin County  
LATITUDE: 29° 40' 58.50"  
LONGITUDE: 84° 48' 15.65"

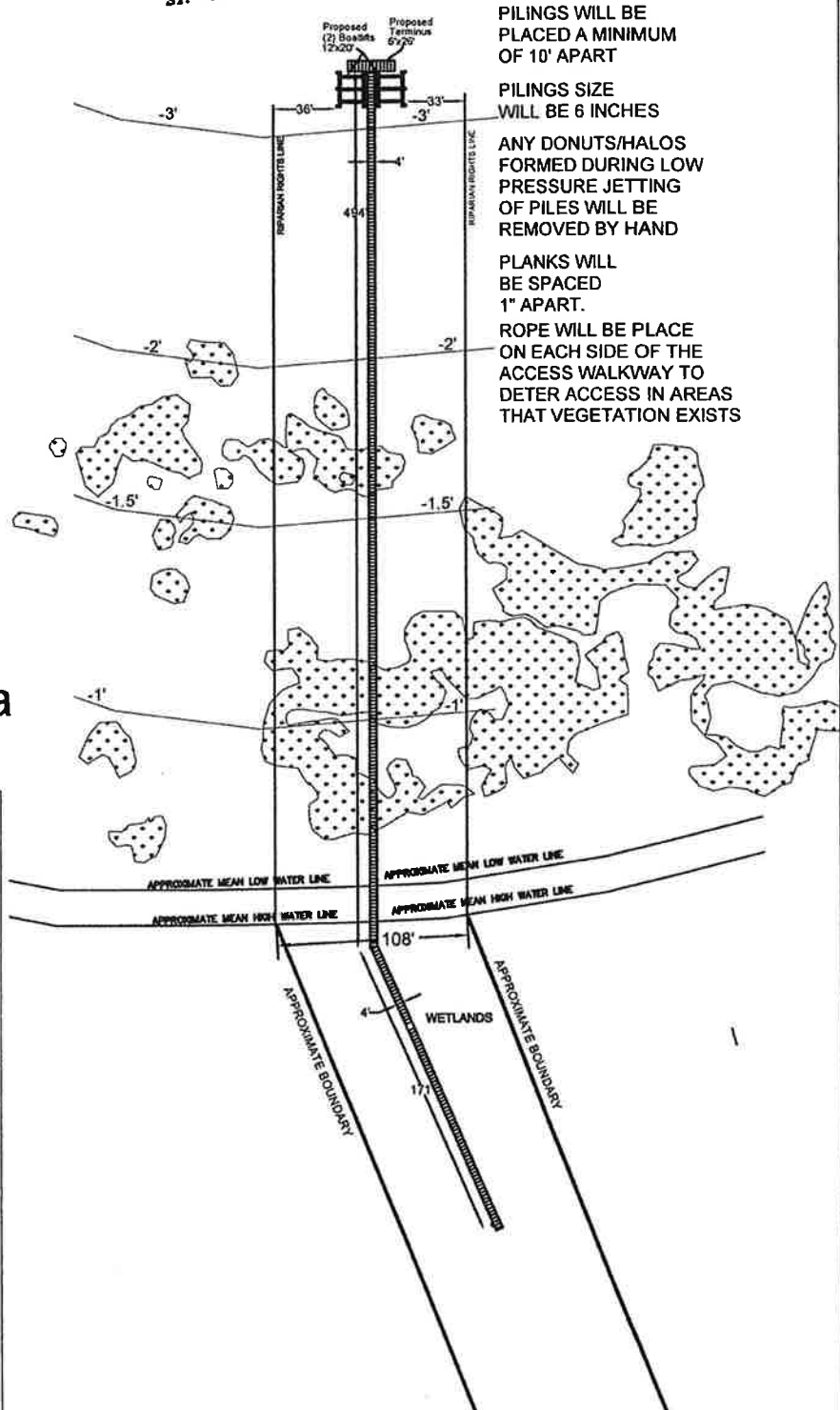
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DEP:  
COE:  
OTHER:  
DATE: December 12, 2017  
SHEET: 3/4

SECTION: 29 TNSHP: 9 South RNG: 6 West



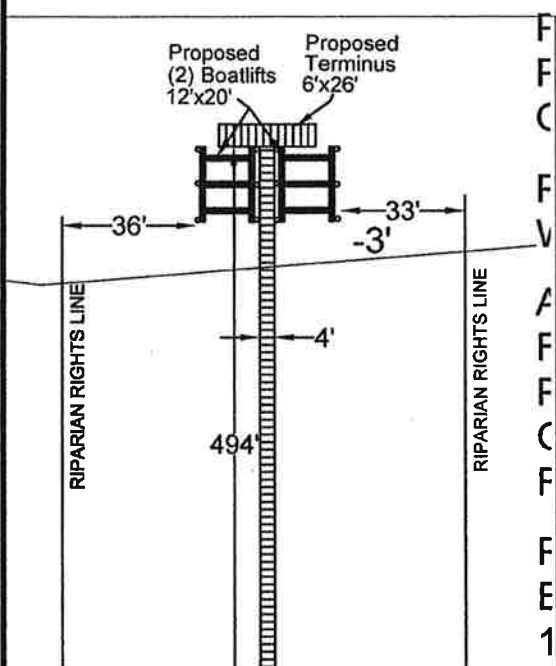
Scale 1" = 100'

ST. GEORGE SOUND



PILINGS WILL BE PLACED A MINIMUM OF 10' APART  
PILINGS SIZE WILL BE 6 INCHES  
ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND  
PLANKS WILL BE SPACED 1" APART.  
ROPE WILL BE PLACED ON EACH SIDE OF THE ACCESS WALKWAY TO DETER ACCESS IN AREAS THAT VEGETATION EXISTS

Detail of Terminus Area  
Scale 1" = 50'







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1415

APPLICANT/CLIENT: Michael Chris Walsh

WATERBODY/CLASS: St George Sound / ClassII / OFW / not AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Franklin County - SGI

LATITUDE: 29° 40' 58.50 "

LONGITUDE: 84° 48' 15.65"

SECTION: 29 TOWNSHIP: 9 South RING: 6 West

JOB: 17-126

DEP:

COE:

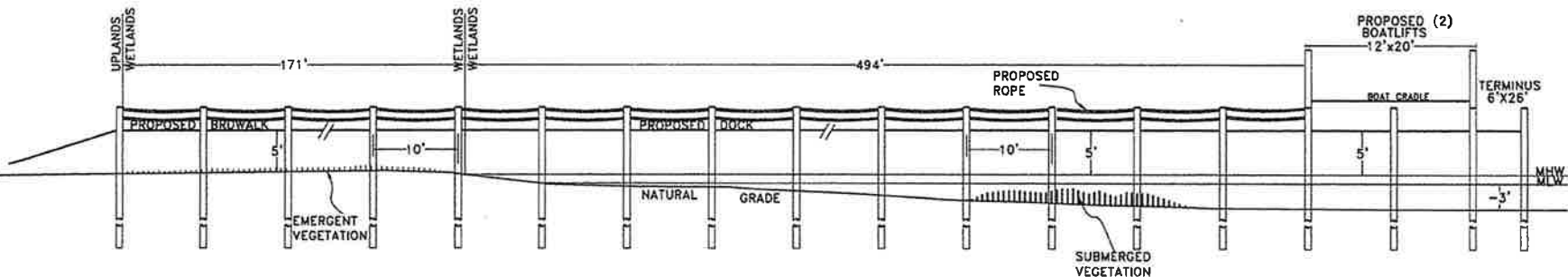
OTHER:

DATE: December 12, 2017

SHEET: 4/4



Not To Scale



PILINGS WILL BE  
PLACED A MINIMUM  
OF 10' APART

PILINGS SIZE  
WILL BE 6 INCHES

ANY DONUTS/HALOS  
FORMED DURING LOW  
PRESSURE JETTING  
OF PILES WILL BE  
REMOVED BY HAND

PLANKS WILL  
BE SPACED  
1" APART.

ROPE WILL BE PLACED  
ON EACH SIDE OF THE  
ACCESS WALKWAY TO  
DETERMINE ACCESS IN AREAS  
THAT VEGETATION EXISTS

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



