

Franklin County Planning & Zoning Agenda

March 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 PRCEEDINGS IS MADE.

1. Approval of the minutes of the meeting held, Tuesday, January 9, 2018, as mailed.
2. Review of the Monthly Building Report for January and February 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)

6. Consideration of a request to construct a 30' x 35' storage building, and add a 20' x 25.2' addition to the existing building. Located at Lot 3 & 4, Block 4, Unit 1, West Gulf Beaches, St. George Island, Franklin County, Florida. Request submitted by David Duncan, agent for Plymel Properties.

RE-ZONING & LANDUSE APPLICATIONS:

7. Consideration of a request for a Land Use Change from Commercial to Public Facilities and Re-Zoning from PUD-Commercial to Z-1 Public Facilities on property described as Tract D, Summer Camp West, Phase 1A & B, St. Teresa, Franklin County, Florida. Request submitted by Jeff Stauffer, agent for Florida State University Real Estate Foundation, Inc.

SPECIAL EXCEPTION:

8. 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.

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"

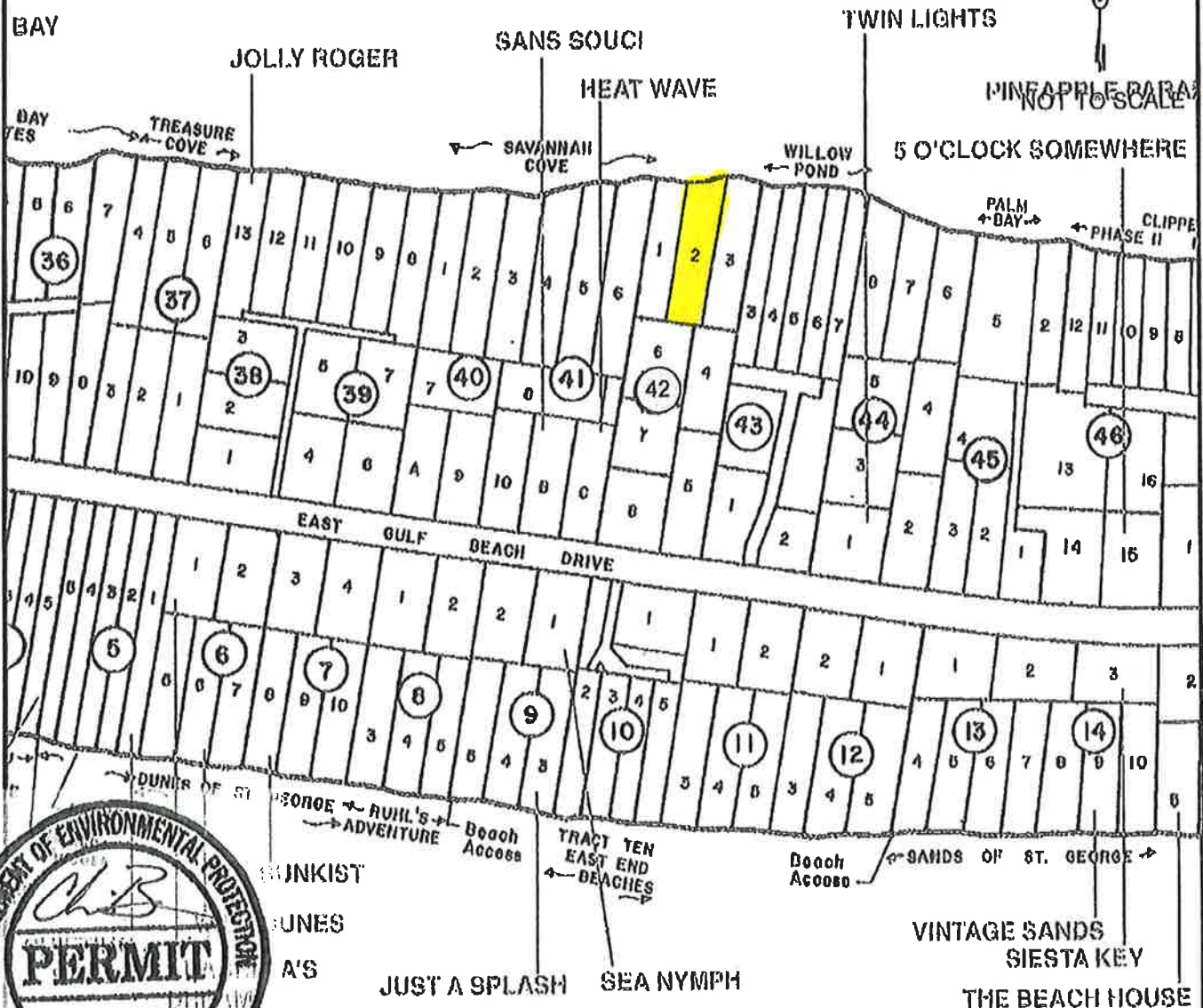
JOB: 13-040
DEP:
COE:
OTHER:
DATE: May 21, 2013
SHEET: 1/6

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.

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:

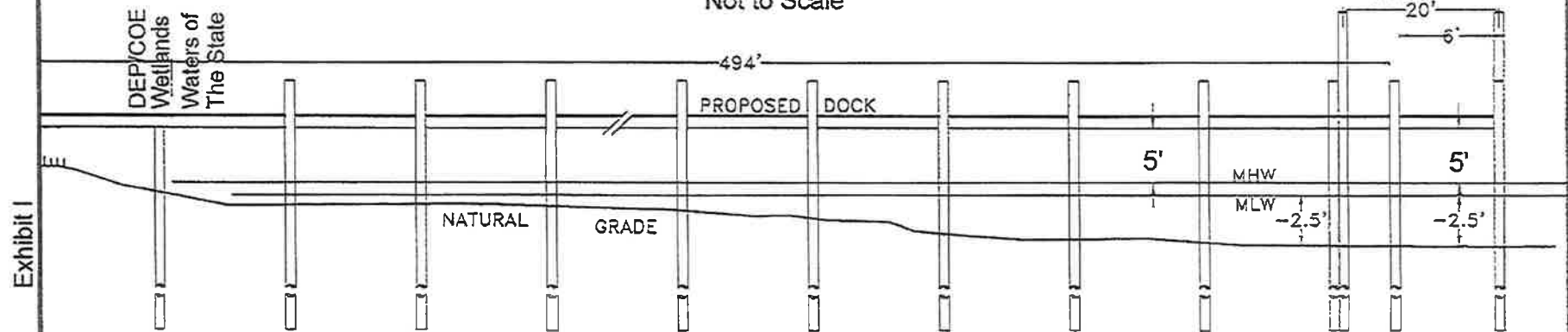
OTHER:

DATE: May 21, 2013

SHEET: 6/6



Cross Section
of Proposed Dock
Not to Scale



Cross Section
of Proposed
Boardwalk
Not to Scale

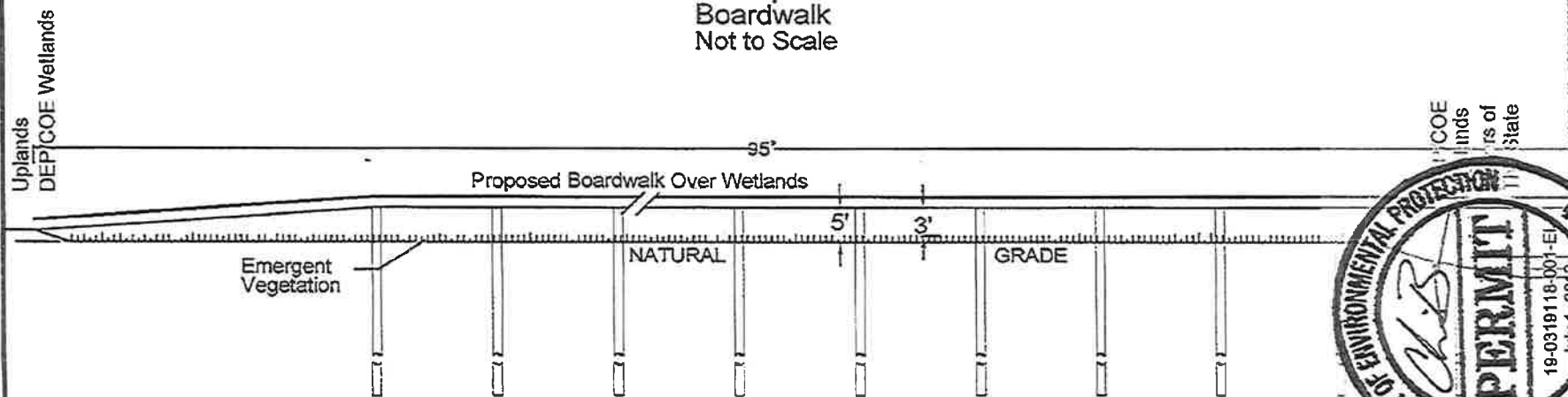
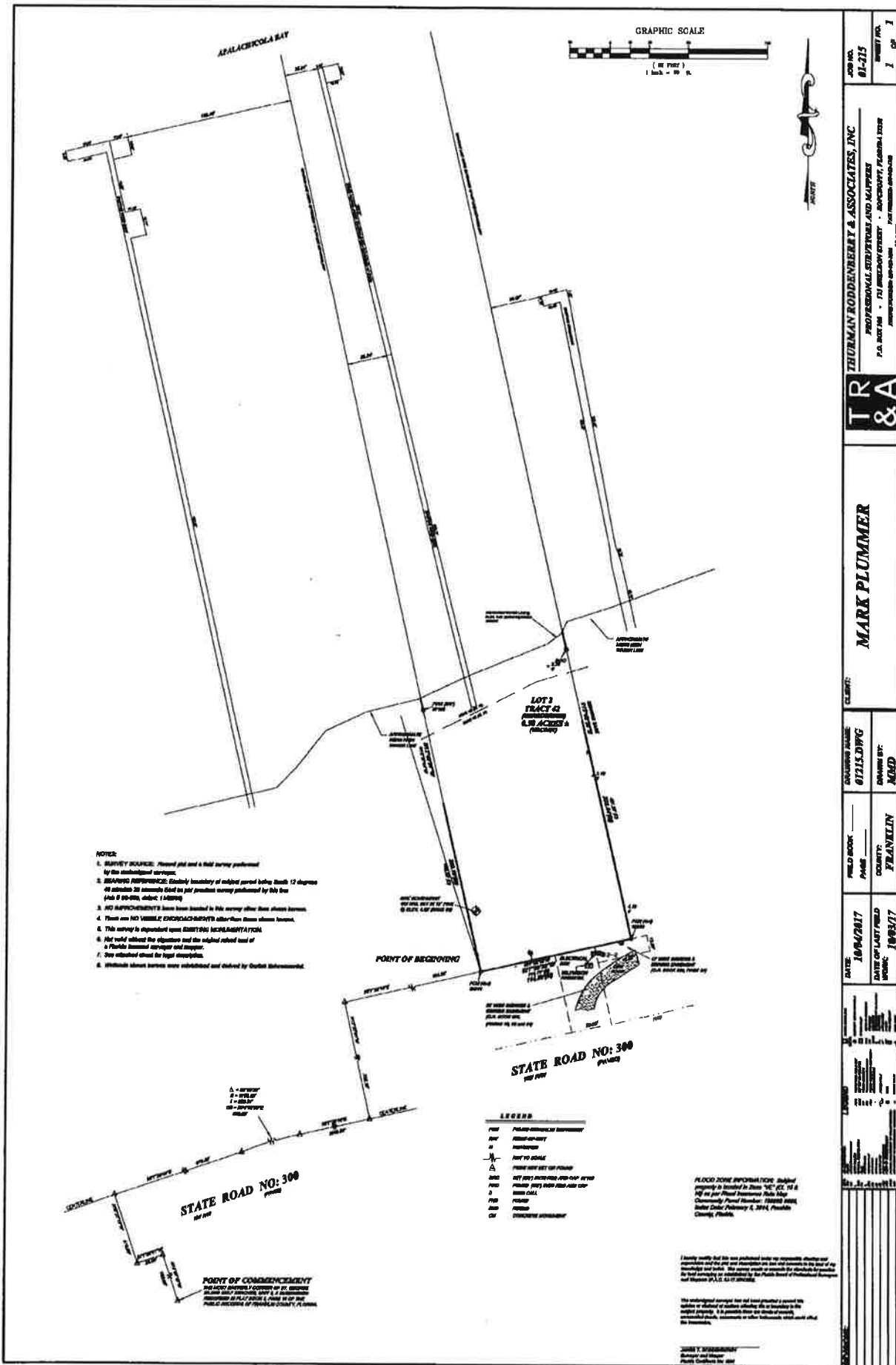


Exhibit I Dock



STAGER PROJECT #2

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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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

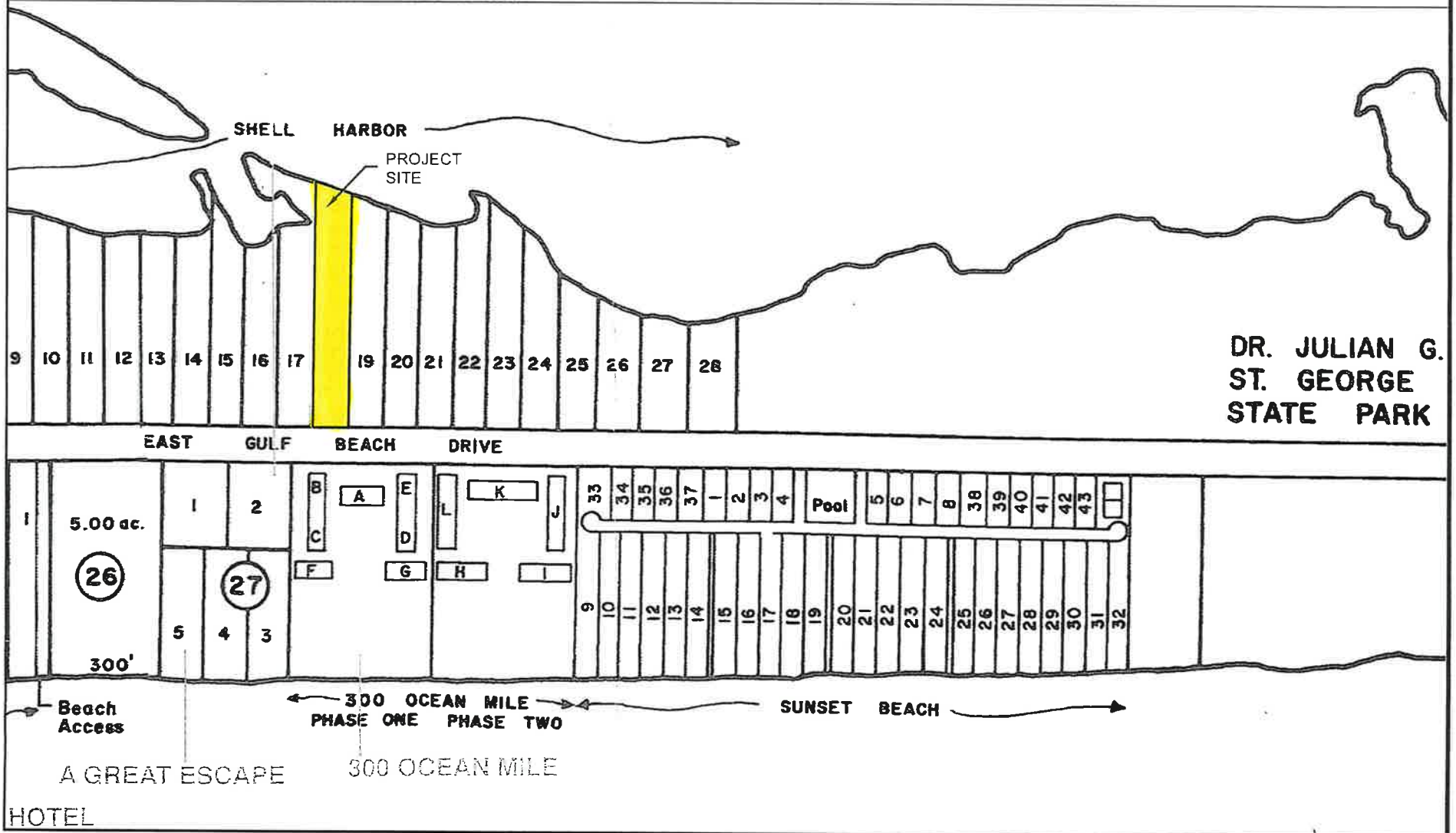
DEP:

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:

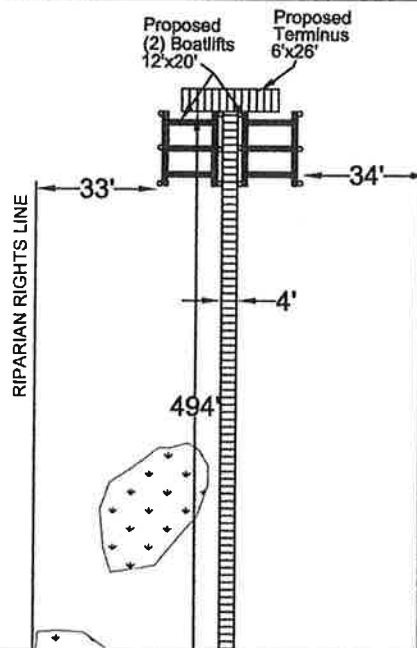
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DATE: October 26, 2017

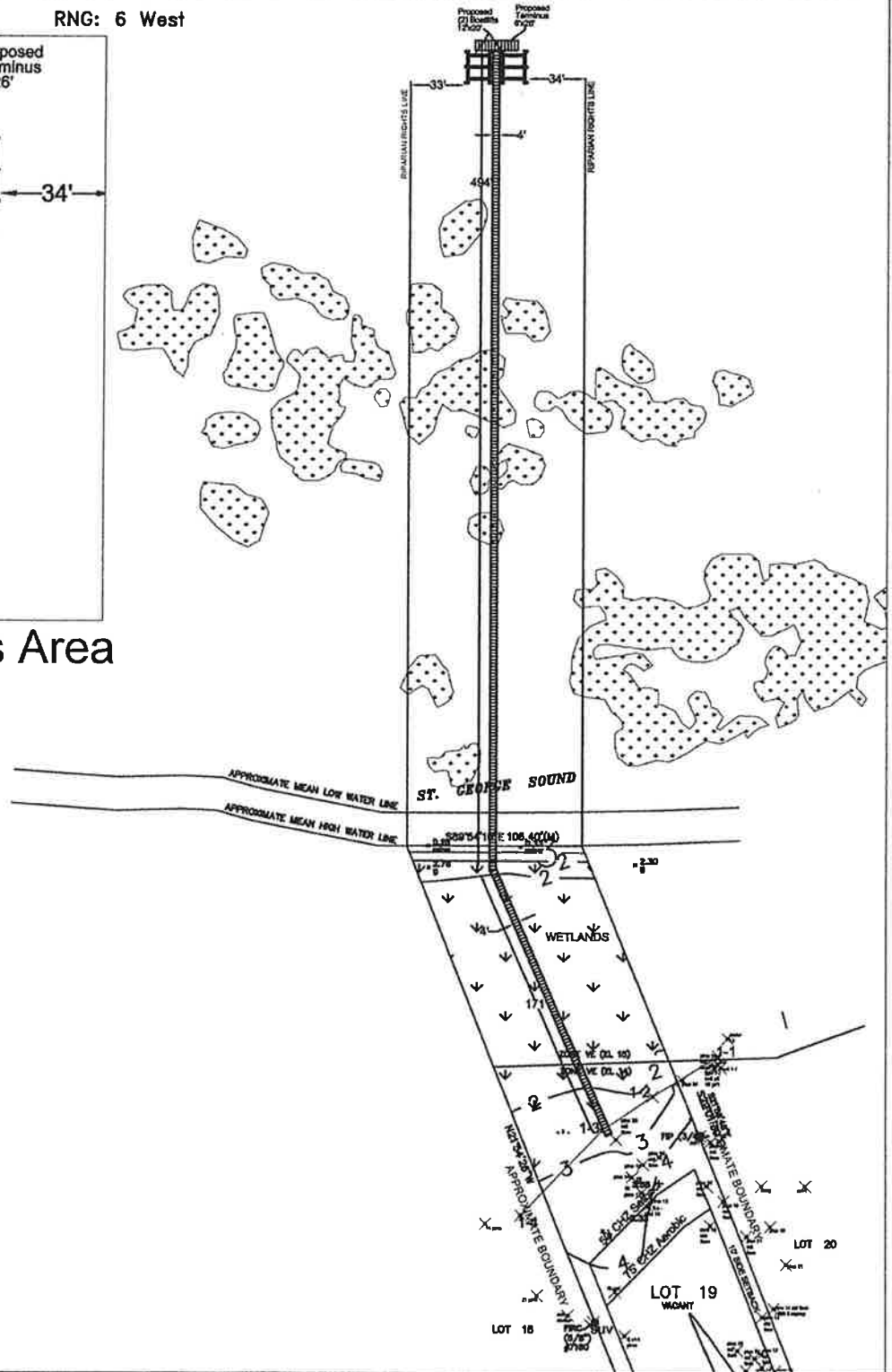
SHEET: 3/4

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West



Detail of Terminus Area
Scale 1" = 50'



Scale 1" = 100'

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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:

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DATE: October 26, 2017

LONGITUDE: 84° 48' 17.05"

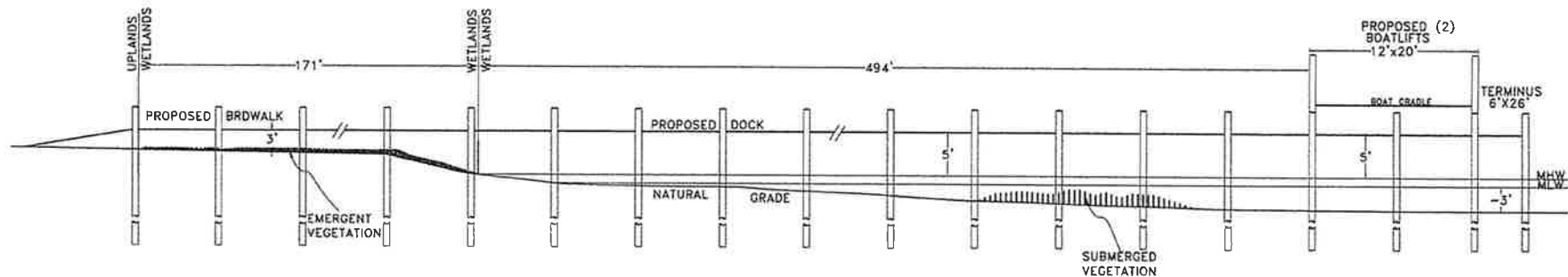
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SECTION: 29 TNSHP: 9 South

RNG: 6 West

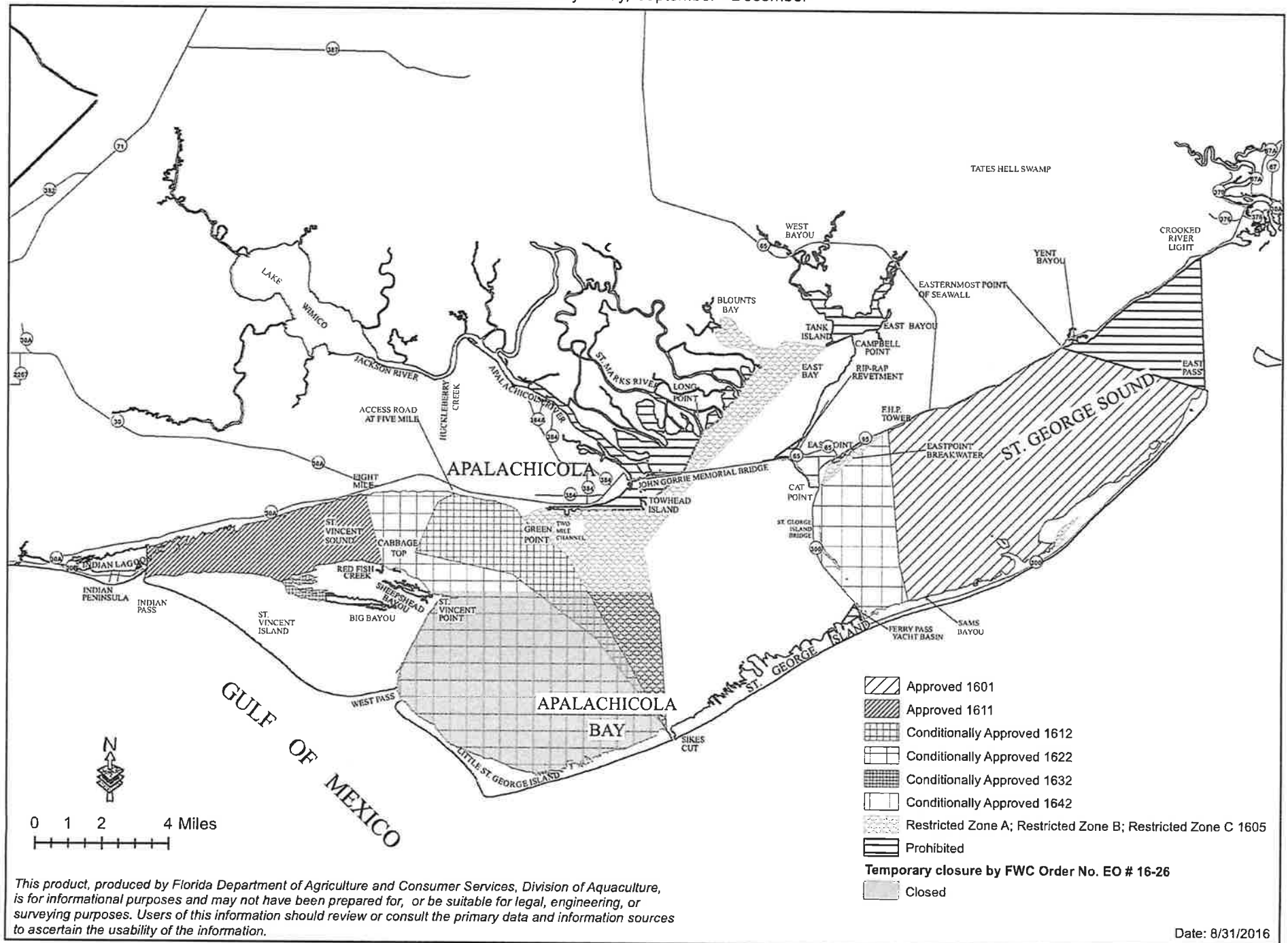


Profile Drawing
of Proposed Dock
Not To Scale



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

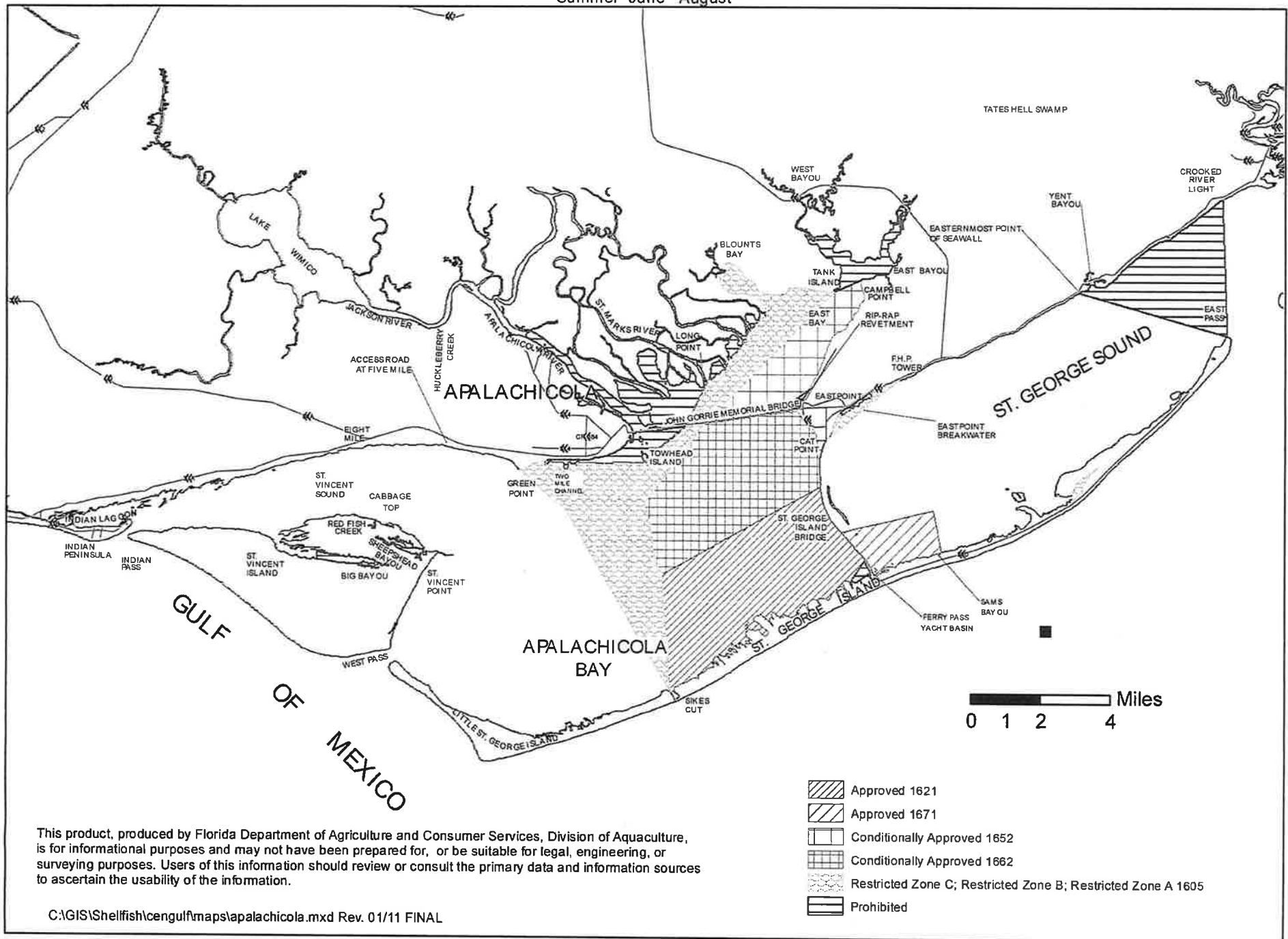


Current status of this area

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

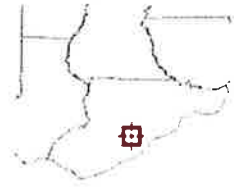
Apalachicola Bay System (#16) Shellfish Harvesting Area in Franklin County

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

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PURPOSE: Environmental Permitting

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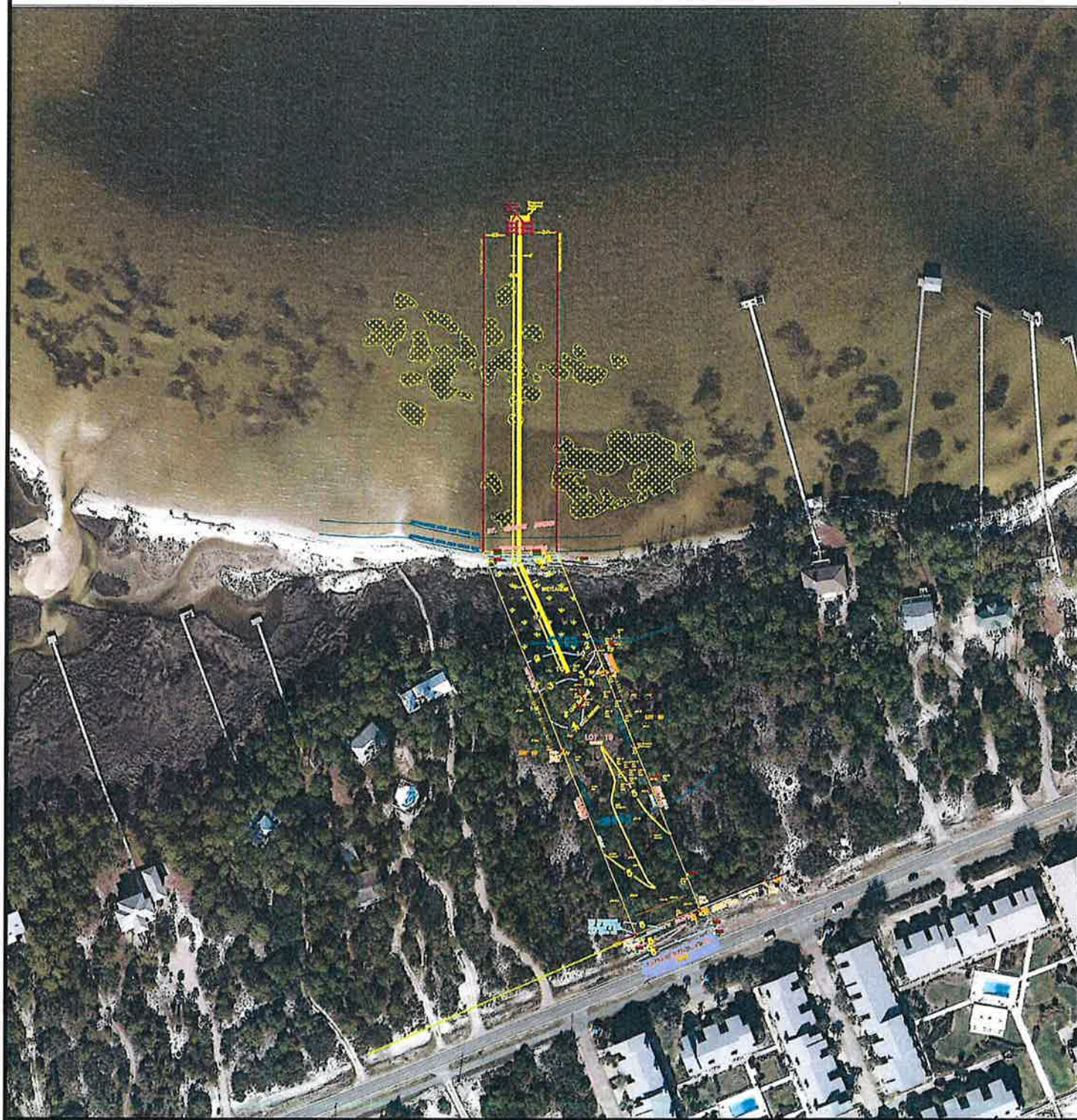
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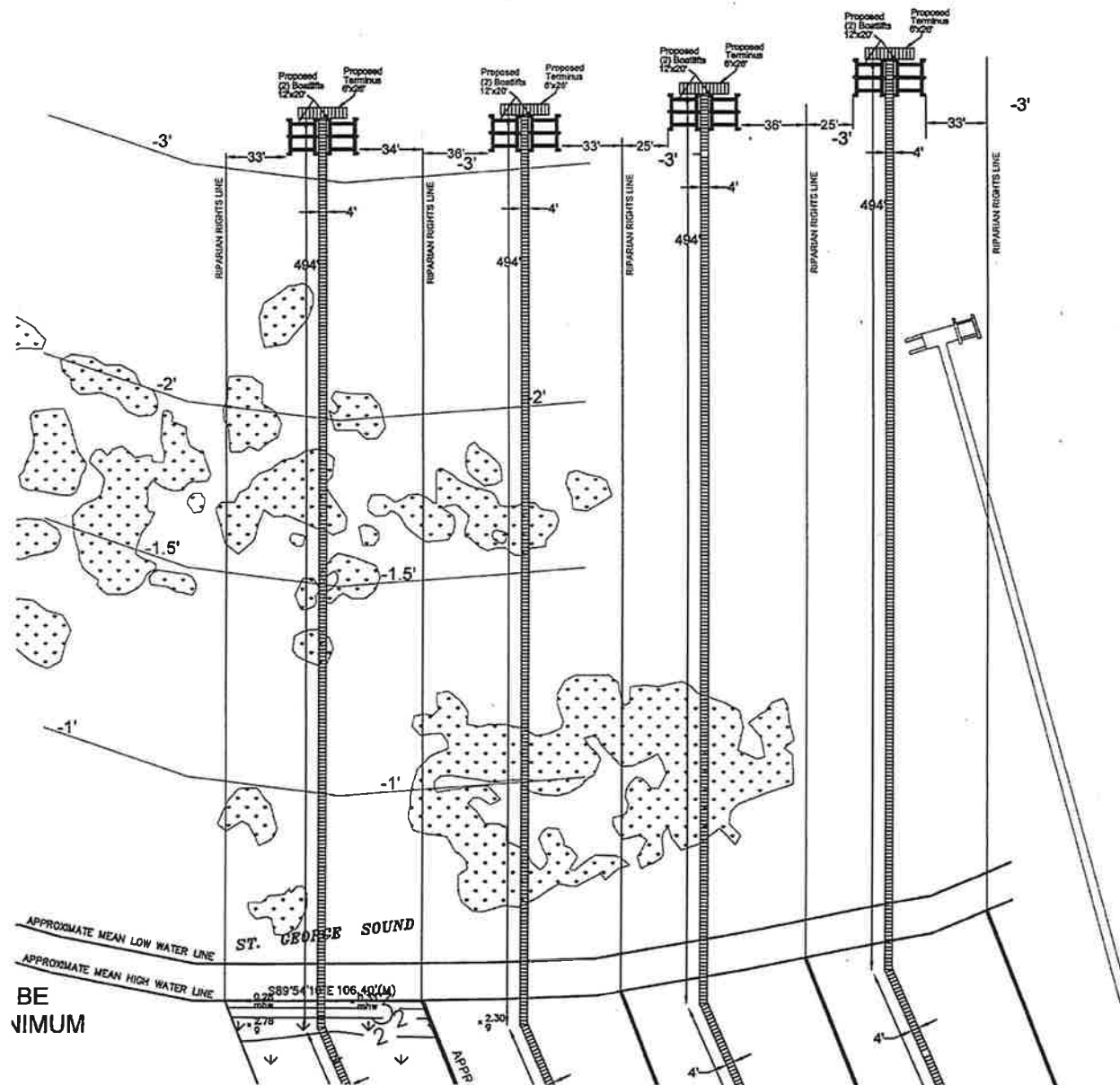
COE:

OTHER:

DATE: October 26, 2017

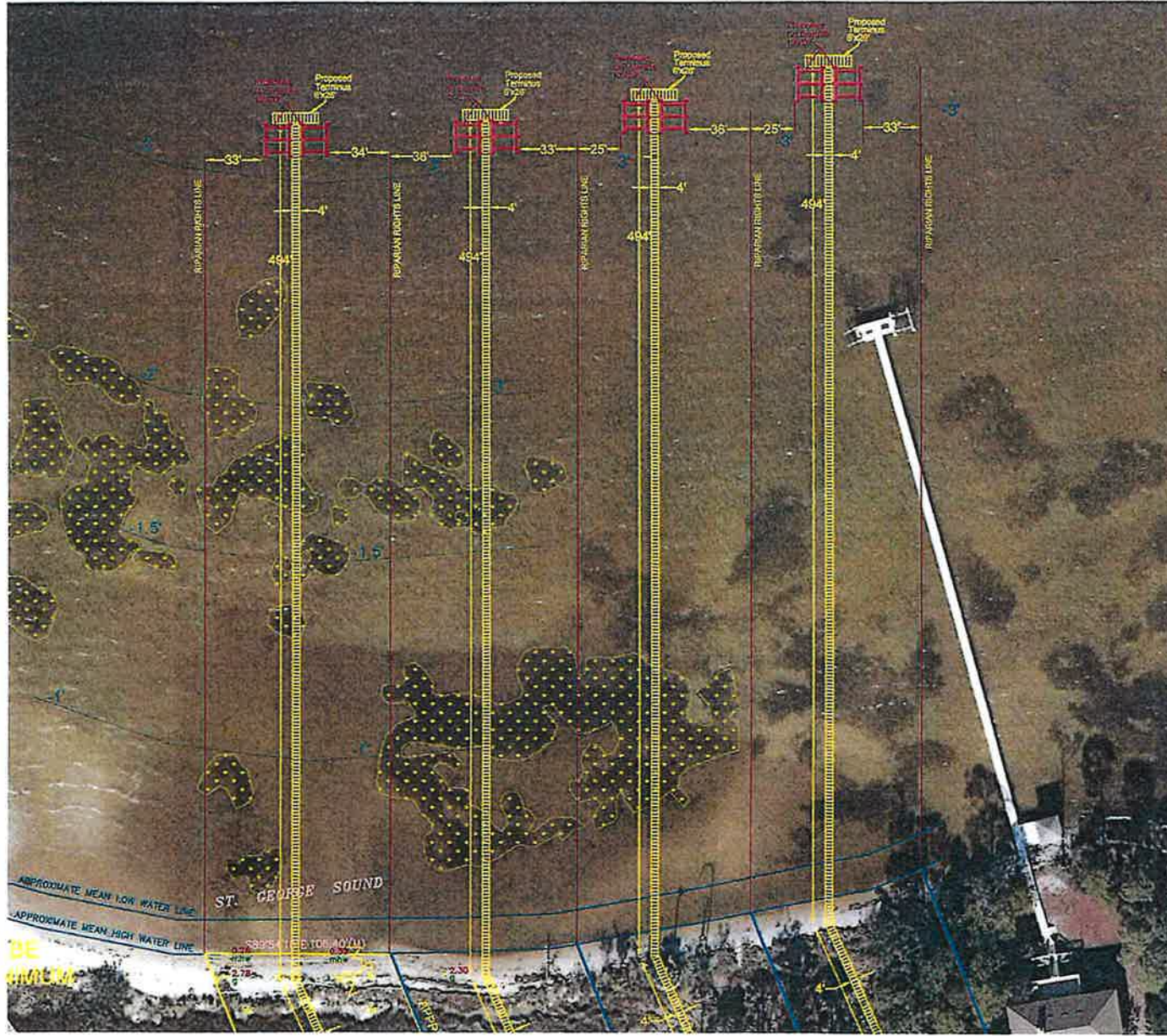
SHEET: 2/4





BE
JIMUM





WALSH PROJECT #3



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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garlick@garlickenv.com

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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 TNSHP: 9 South

RNG: 6 West

JOB: 17-126

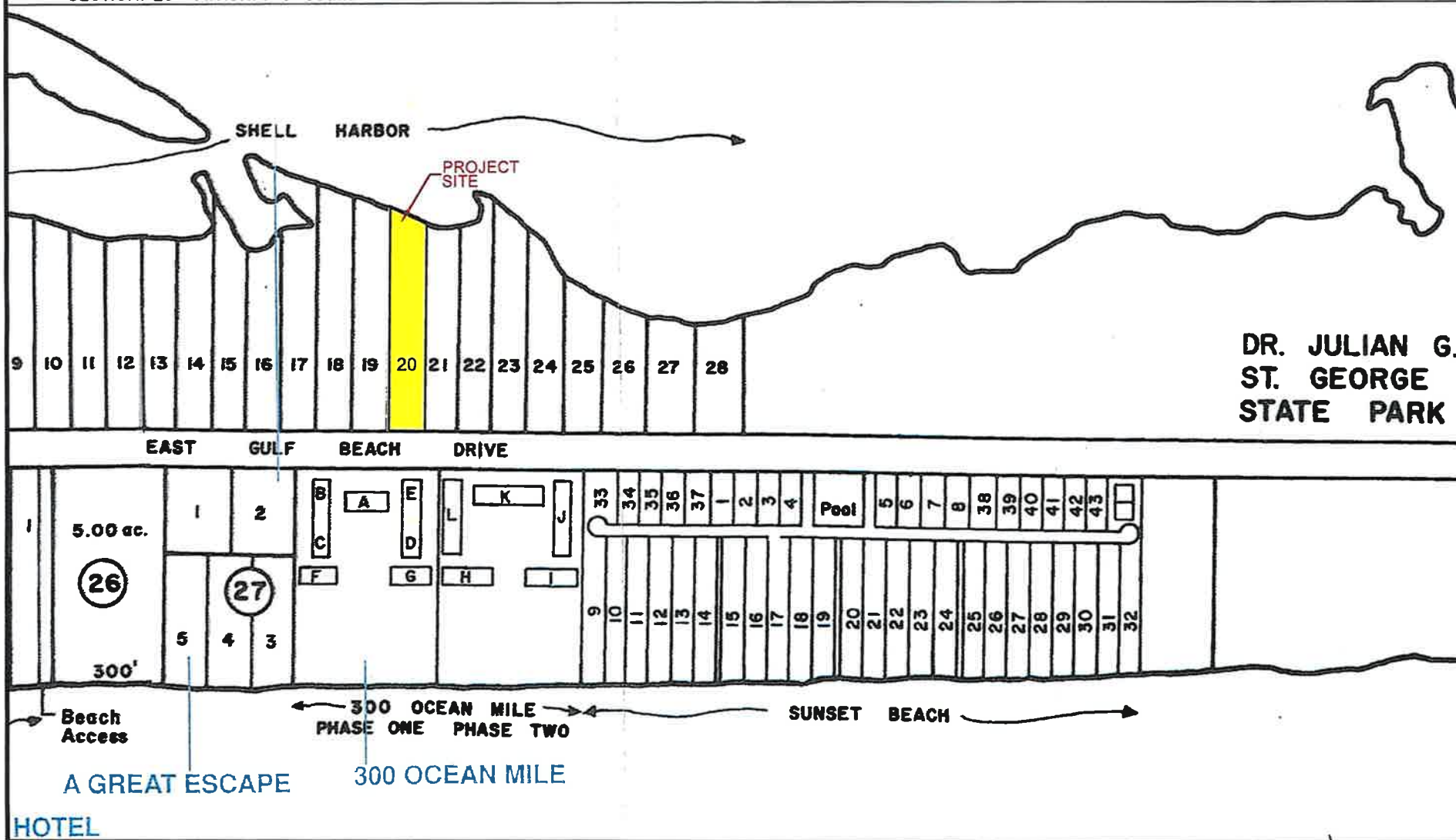
DEP:

COE:

OTHER:

DATE: December 12, 2017

SHEET: 1/4





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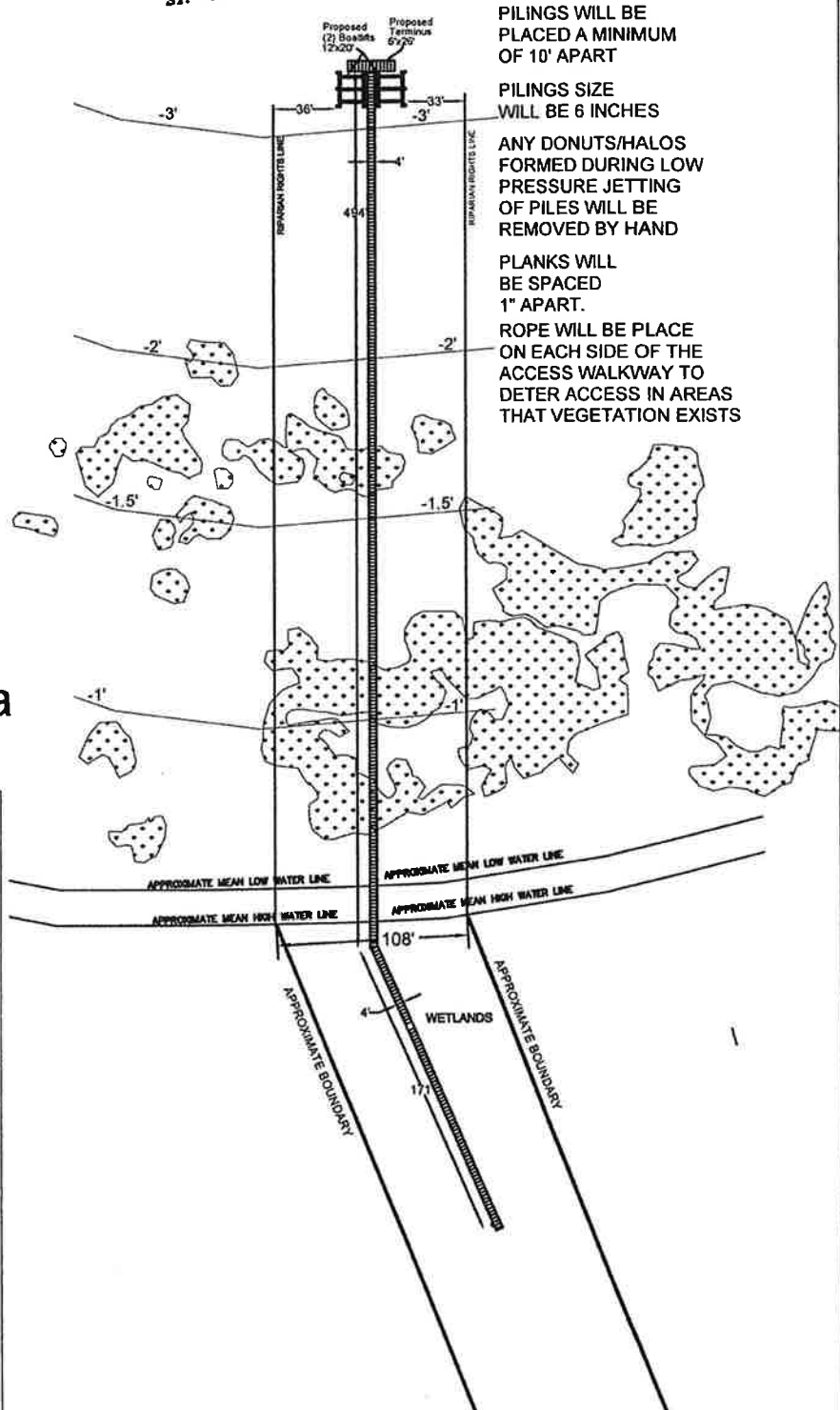
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COE:
OTHER:
DATE: December 12, 2017
SHEET: 3/4

SECTION: 29 TNSHP: 9 South RNG: 6 West



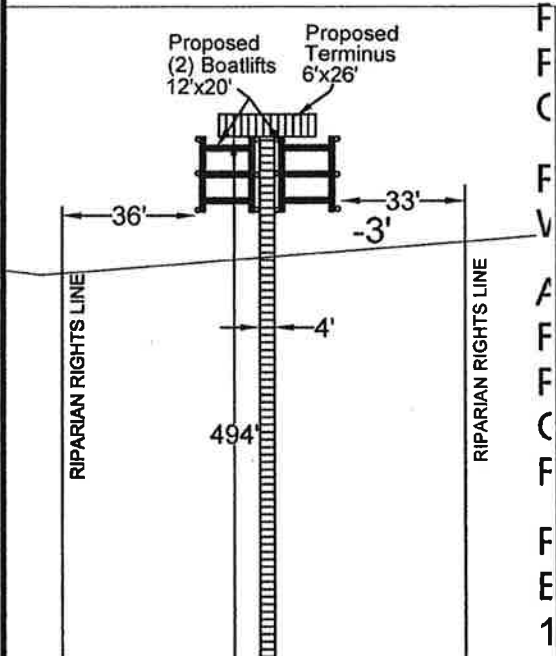
Scale 1" = 100'

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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SECTION: 29 TOWNSHIP: 9 South RING: 6 West

JOB: 17-126

DEP:

COE:

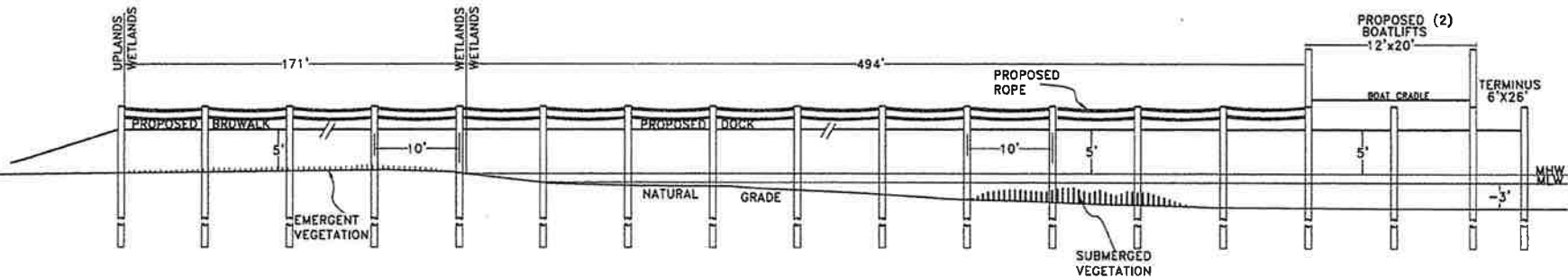
OTHER:

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

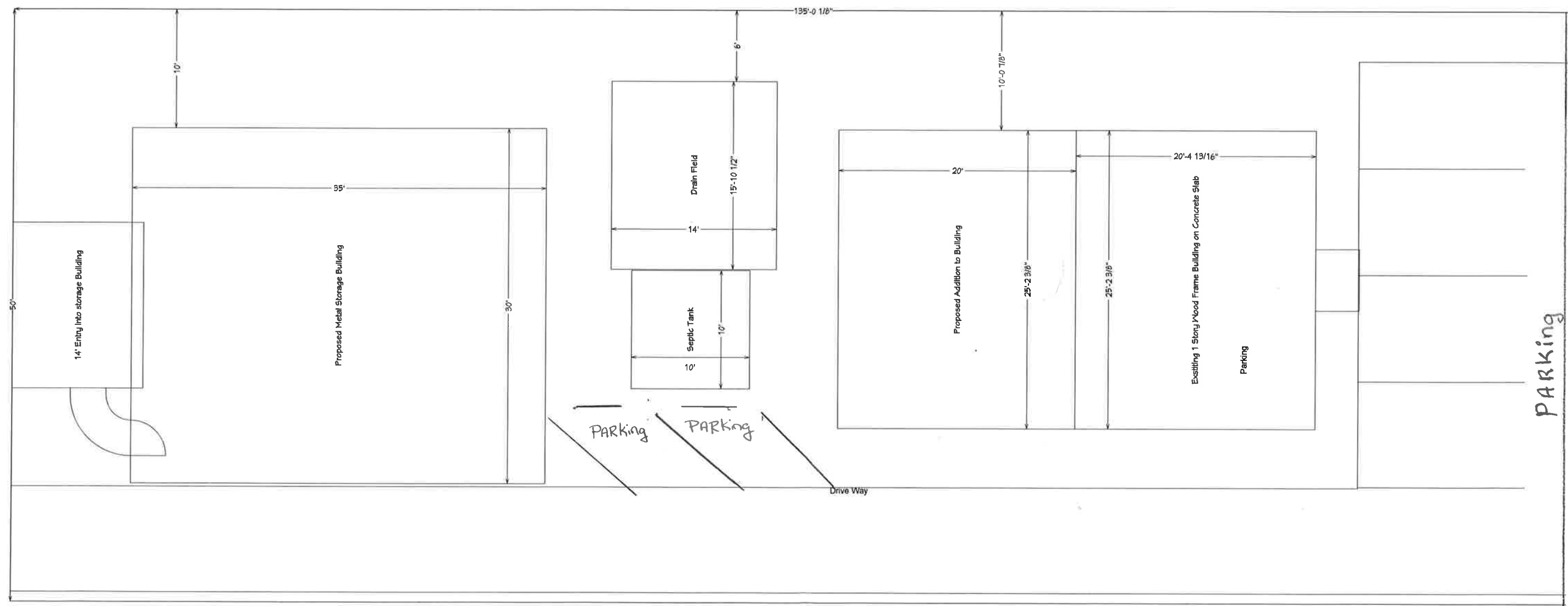
PLANKS WILL
BE SPACED
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ROPE WILL BE PLACED
ON EACH SIDE OF THE
ACCESS WALKWAY TO
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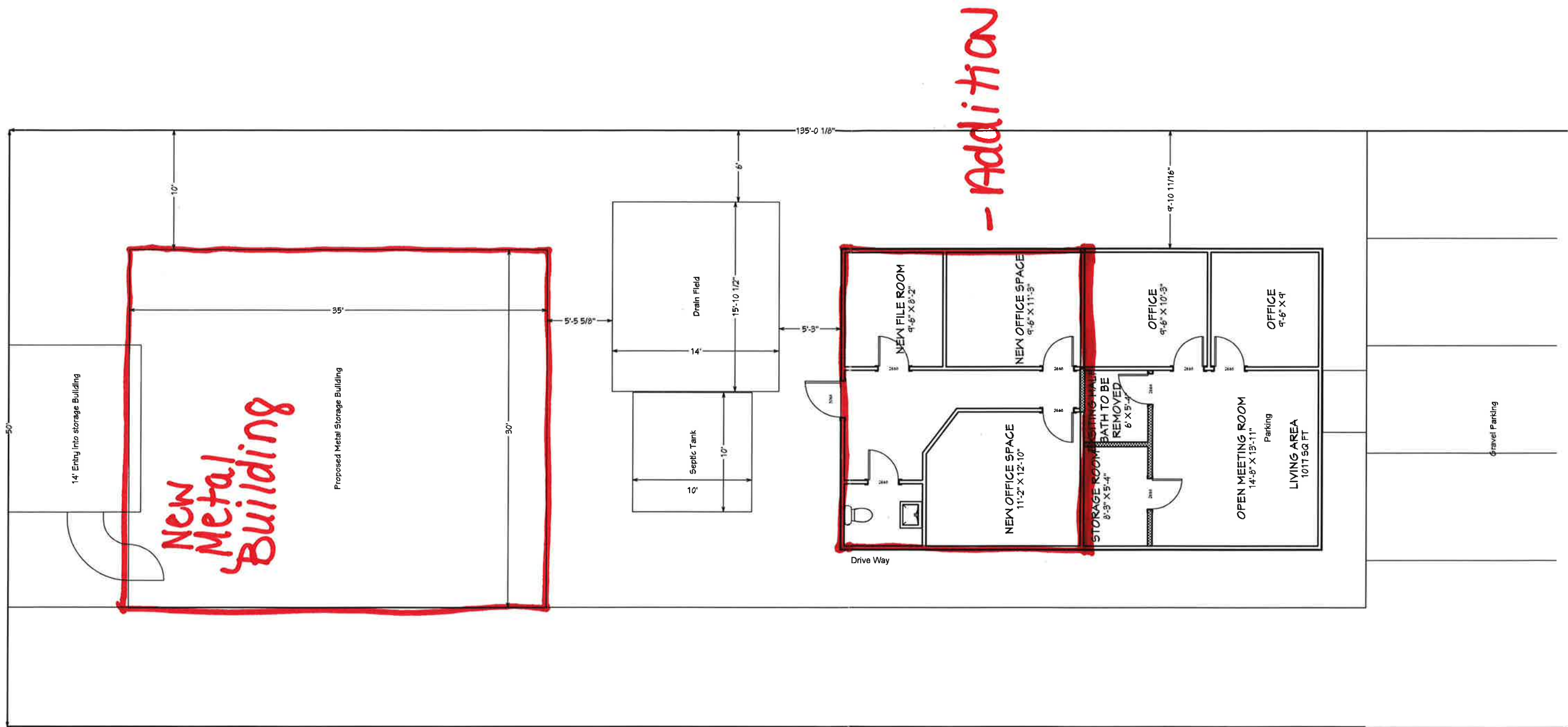


DUNCAN PROJECT #4



251 West Gulf Beach Drive St George Island Proposed Site Plan

| | |
|---------------------------------|--|
| Existing Building | 25.2' X 20.4' = 514.08 Sq. Ft |
| Proposed addition | 20' X 25.2' = 410 Sq. Ft |
| Proposed Metal Storage Building | 35' X 30' = 1050 Sq. Ft |
| Total Lot Coverage | 1974.08 Sq. Ft |
| Less Than 30% Lot Coverage | Lot Size 135.21' X 50' = 6760.5 Sq. Ft |



251 West Gulf Beach Drive St George Island Proposed Site Plan

| | |
|---------------------------------|--|
| Existing Building | 25.2' X 20.4' = 514.08 Sq. Ft |
| Proposed addition | 20' X 25.2' = 410 Sq. Ft |
| Proposed Metal Storage Building | 35' X 30' = 1050 Sq. Ft |
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| Less Than 30% Lot Coverage | Lot Size 135.21' X 50' = 6760.5 Sq. Ft |

STAUFFER PROJECT #5

