

Franklin County Planning & Zoning Agenda

June 12, 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, April 10, 2018, as mailed.
2. Review of the Monthly Building Report for April and May 2018.

CRITICAL SHORELINE APPLICATION:

3. Consideration of a request to construct a Single Family Dock located at 639 Highway 98 Eastpoint, Franklin County, Florida. The proposed uncovered terminal is 8' x 20' with a 4' x 150' dock, and 2 mooring pilings. Approval will be contingent upon DEP and COE permits. Request submitted by Larry Joe Colson, A1 Quality Docks Inc, agent for Jeffery Hunnicutt, applicant. (Has House)
4. Consideration of a request to construct a Single Family Dock located at Lot 32, Unit 1, Holiday Beach. Also known as 11 Mardi Gras Way, Alligator Point, Franklin County, Florida. The proposed uncovered terminal is 8' x 20', with a 4' x 24' dock, an 8' x 8' lower platform, with a set of 4' x 5' steps. Customer has their DEP permit and is exempt from COE permitting. Request submitted by Larry Joe Colson, A1 Quality Docks Inc., agent for James Widener, applicant. (Proposed House)
5. Consideration Of a request to construct a Single Family Dock located at Lot 5, Alligator Point Sub. Also known as 1559 Alligator Drive, Alligator Point, Franklin County Florida. The proposed covered terminal platform will be 8'x20', with a 4'x250' dock, and 2 uncovered boat lifts. Customer has DEP, and COE permits. Request submitted by David Keith, Dock's for Less, agent for William and Diana Muroski, applicants. (Has House)

RE-ZONING & LANDUSE APPLICATION:

6. Consideration of a request for a Land Use Change from Commercial Business District to Mixed Use Residential Commercial. Re-Zoning from C-2 Commercial Business District to C-4 Mixed Use Residential Commercial of Unit 1, Block 2W, Lot 20, also known as 115 West Pine Avenue, St. George Island, Franklin County, Florida. Request submitted by Pandora Schitt agent for Teresa & Mark Milliken, applicant.

SKETCH PLAT APPROVAL:

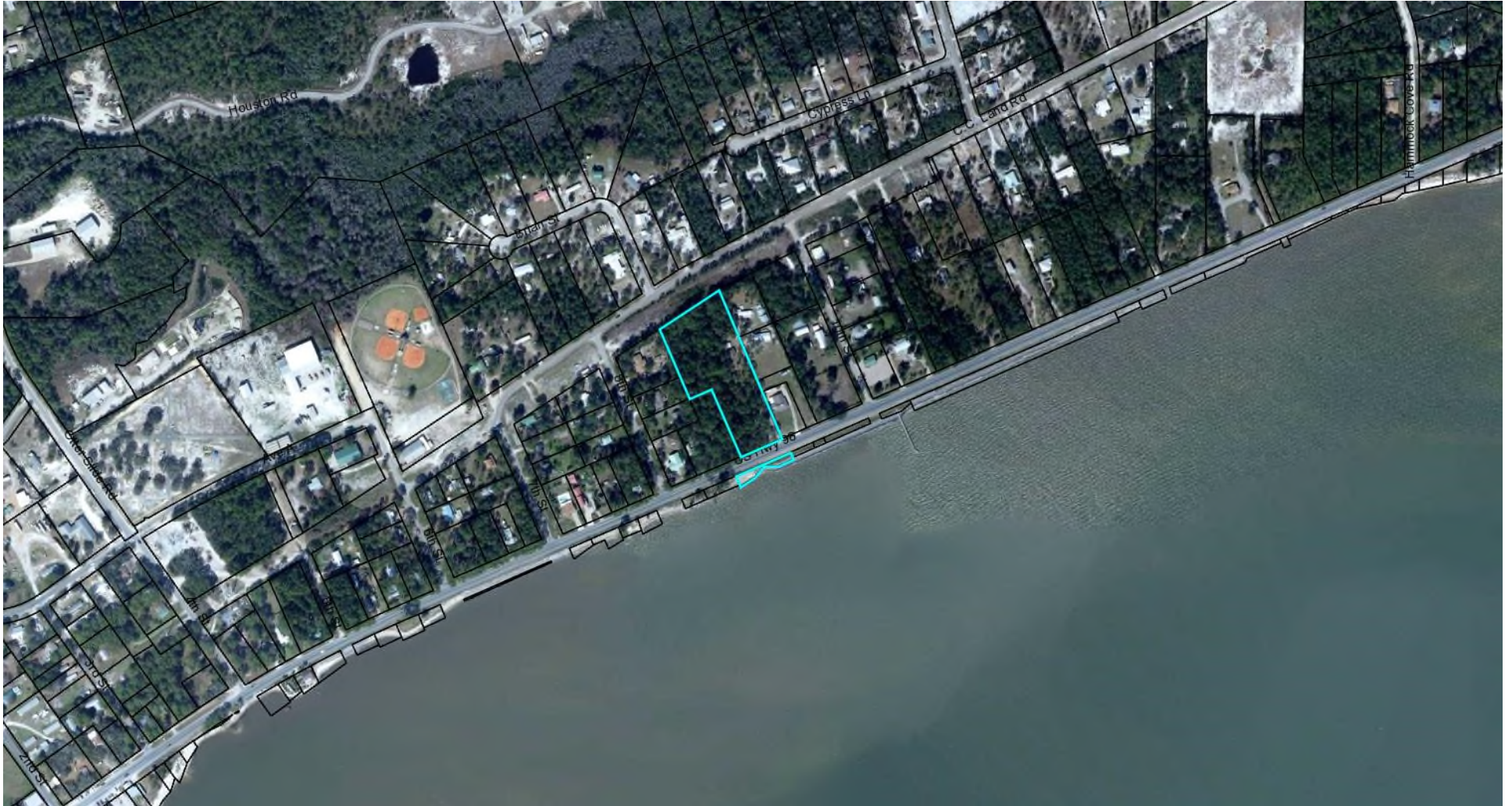
7. Consideration of a request for Sketch Plat Approval of a 1.91 acre parcel also known as Tract 10, Phase II, East End Beaches, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for multiple owners.

8. Consideration of a request for a Sketch Plat Approval of a one unit subdivision called Five Branches llc, a 2.0 acre parcel also known as Lots 19 & 20, Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Five Branches, LLC.

COMMERCIAL SITE PLAN REVIEW:

9. Consideration of a request for Commercial Site Plan Review to construct a 5,000 sq. foot building. Located at the corner of Highway 98 and South Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted by Mark Llewellyn, agent for Billy Schultz, applicant.

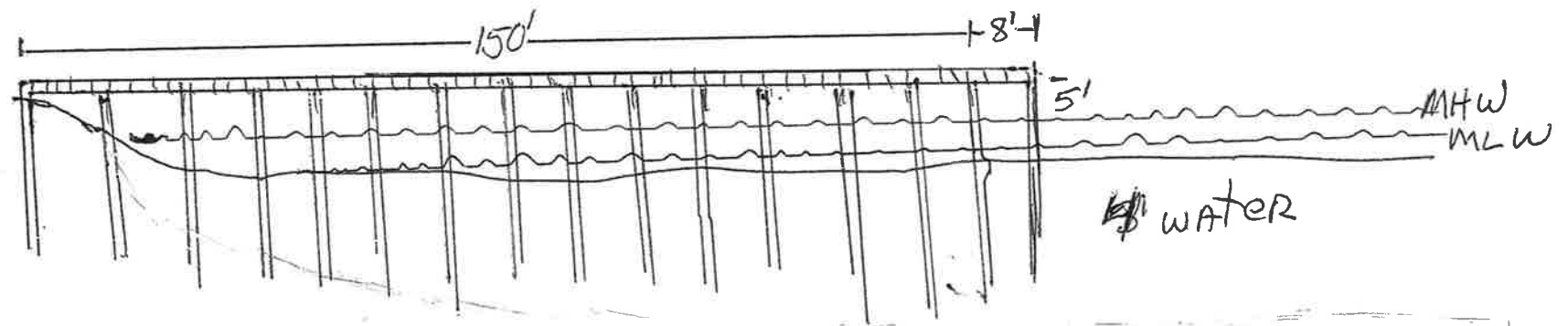
ITEM # 3 HUNNICUTT



Applicant:

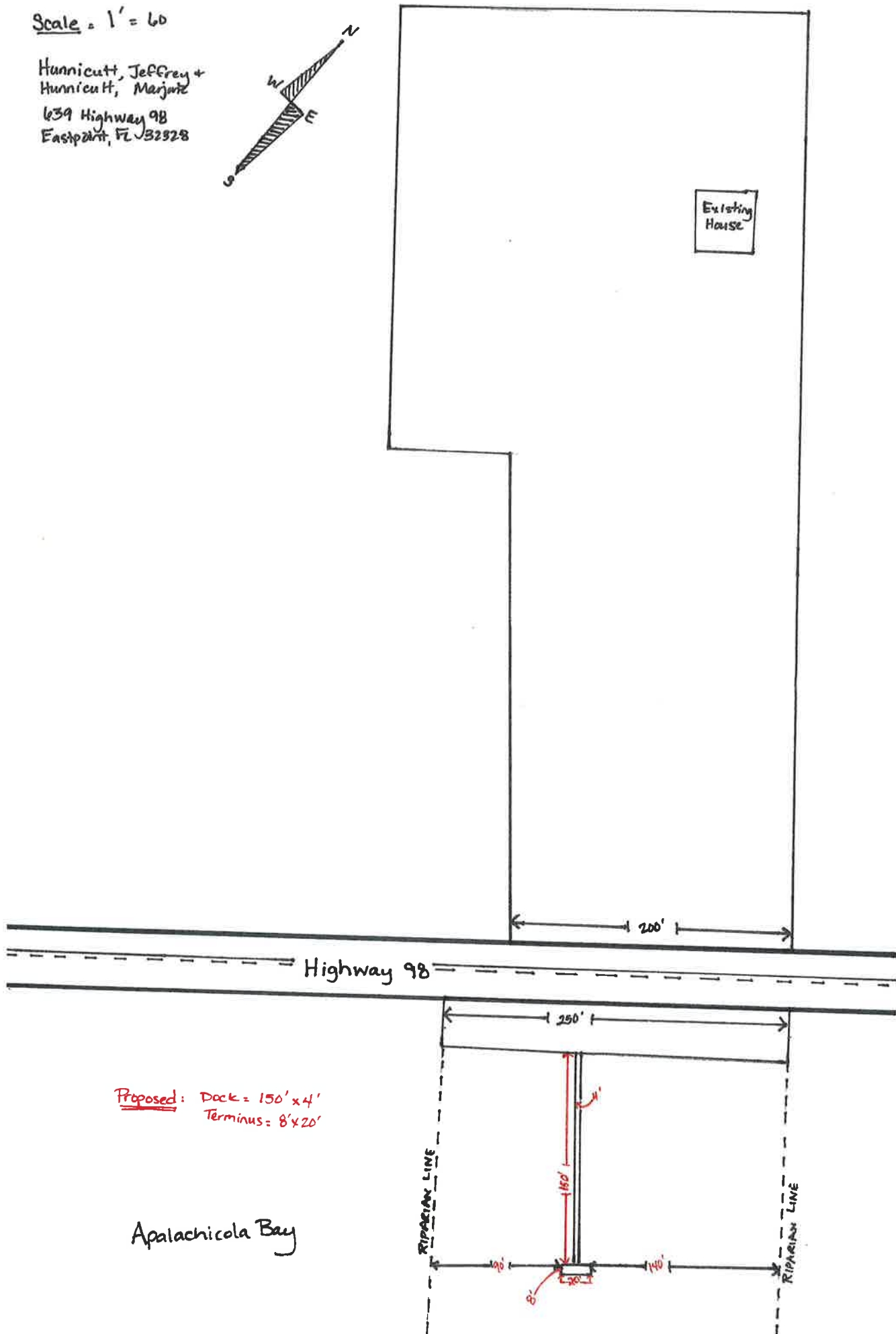
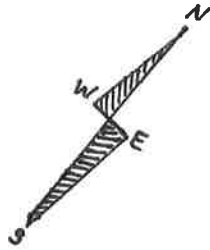
Hannicutt Jeffrey Lynn Sk
& Marjorie M.

Side View



Scale = 1' = 60

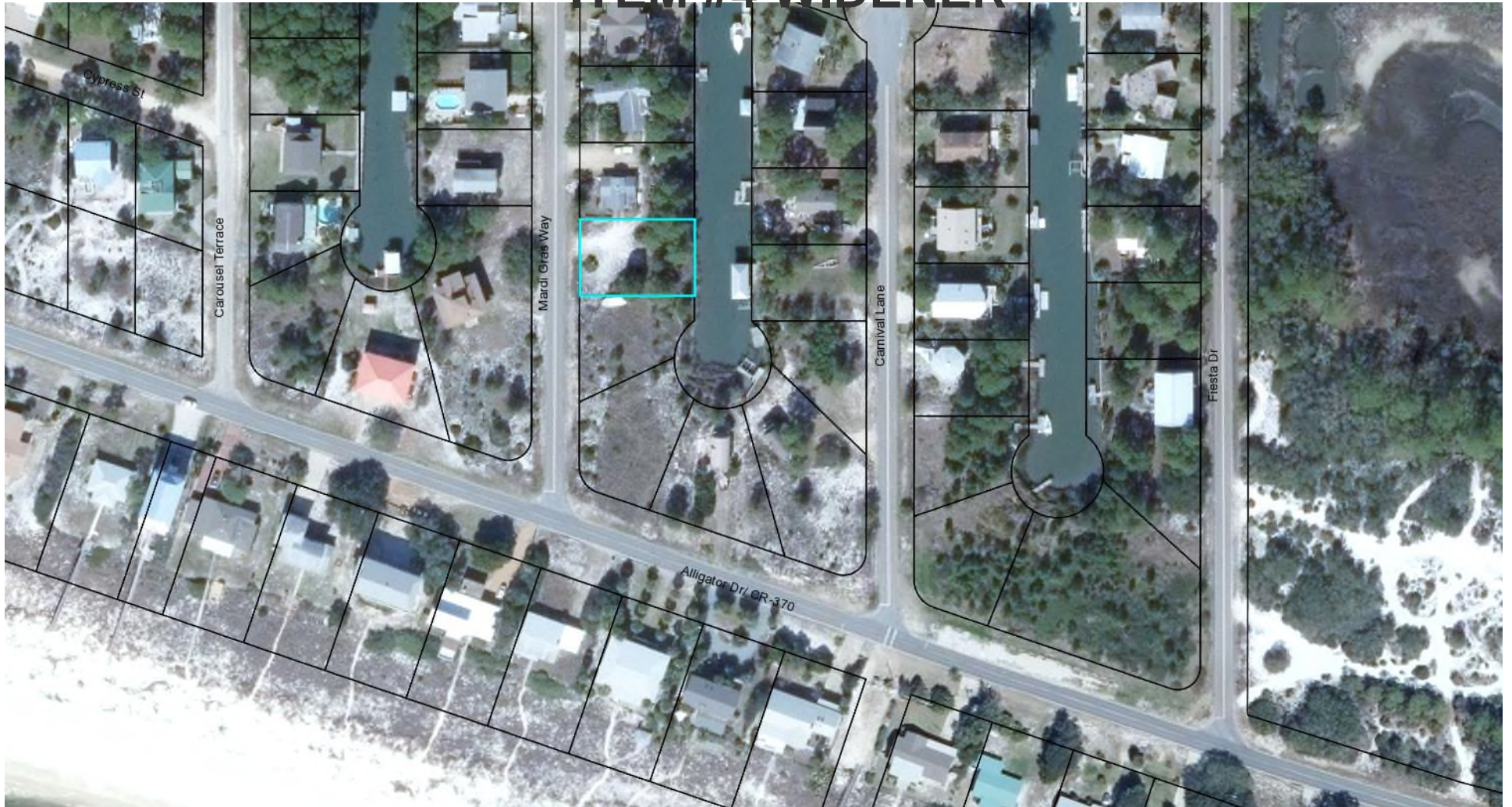
Hunnicut, Jeffrey +
Hunnicut, Marjorie
639 Highway 98
Eastport, FL 32328



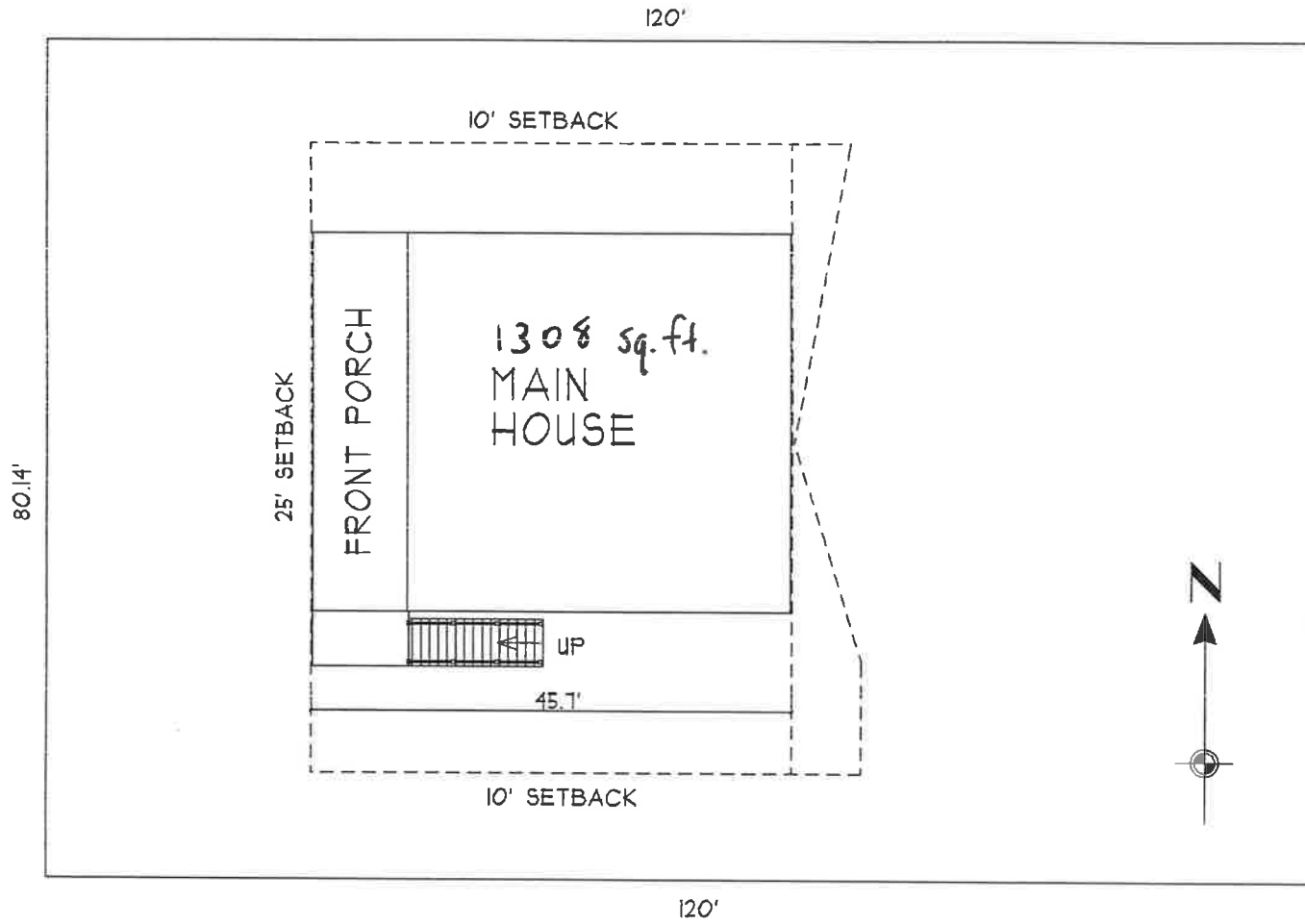
Proposed: Dock = 150' x 4'
Terminus = 8' x 20'

Apalachicola Bay

ITEM #4 WIDENER



MARDI GRAS WAY



SITE PLAN

SCALE: 1/16" = 1'-0"

Lot 32, Holiday Beach, Unit #1, a subdivision as per map or plot thereof recorded in Plat Book 3, Page 12 in the Public Records of Franklin County, Florida

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Franklin County, Florida, Community Panel Number 12037C 0295 F; Date of Firm Index: February 5, 2014. This Property is located in Zone "AE", elevation 15.0' & Zone "VE", elevations 15.0' & 16.0'.
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. Elevations are based upon National Geodetic Survey cm 8261 K 2012 at an elevation of 9.28' NAVD 88.
9. Building setbacks shown hereon are Standard Franklin County Setbacks.

LEGEND

FND - FOUND
 RS - RE-BAR
 CM - CONCRETE MONUMENT
 SRB - SET 5/8" RE-BAR #6475
 SNC - SET NAIL & CAP #6475
 EL - ELEVATION
 BM - BENCHMARK
 N - MEASURED
 P - RECORDED PLAT
 R/W - RIGHT OF WAY
 RAD - RADIUS
 DEL - DELTA OR INCLUDED ANGLE
 CH - CHORD LENGTH
 L - ARC LENGTH
 OS - OAKS BEARING
 R/C - ROD AND CAP
 P - IRON PIPE
 T - TOWNSHIP
 R - RANGE
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST
 CP - CALCULATED POINT
 @ - SRB 5/8" #6475
 --- LINE NOT TO SCALE
 R - TWO CONCRETE MONUMENT
 O - FND MONUMENTATION (SEE DESCRIPTION)
 EP - EDGE OF PAVEMENT
 ID - IDENTIFICATION
 MSHL - MEAN HIGH WATER LINE

EDWIN BROWN & ASSOCIATES

SURVEYORS • MAPPERS • ENGINEERS
 (850) 926-2016 882-423-4436 FAX (850) 926-8180
 P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32828

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

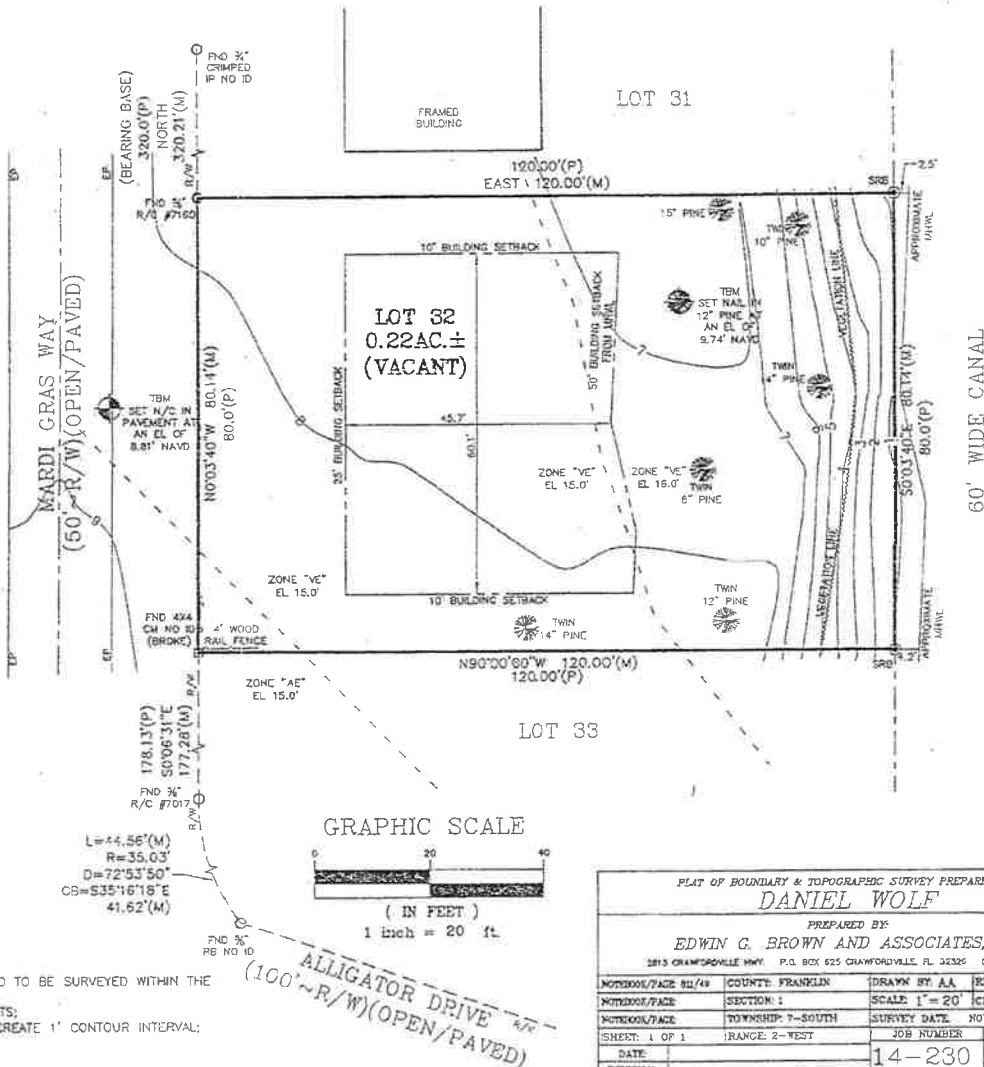
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

EDWIN G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5959
 (LS# 6475)

DEC 9 2014

THE TOPOGRAPHIC FEATURES INTENDED TO BE SURVEYED WITHIN THE PROJECT BOUNDARY ARE:

- 1) VISIBLE UTILITIES AND IMPROVEMENTS;
- 2) SPOT ELEVATIONS SUFFICIENT TO CREATE 1' CONTOUR INTERVAL;
- 3) ALL TREES;
- 4) PAVEMENT AND DITCHES;



GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR

DANIEL WOLF

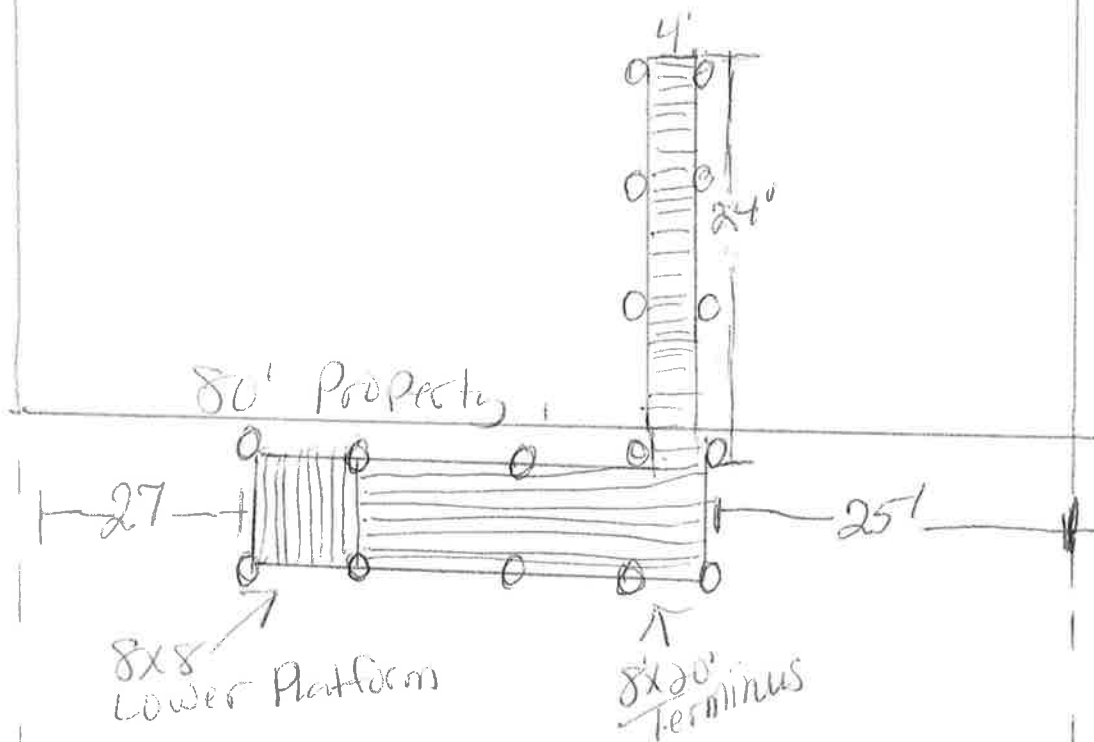
PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32826 (850) 926-2016

NOTED ON PAGE	NO. 48	COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGB
SECTION:	1	SCALE: 1" = 20'	CHECKED BY: WGB	
TOWNSHIP:	7-SOUTH	SURVEY DATE: NOVEMBER 25, 2014	JOB NUMBER: 14-230	FILE# 35687
SHEET: 1 OF 1	RANGE: 2-WEST			
DATE:				
REVISION:				

Applicant: James Widener
11 Mardi Gras Way, Alligator Point, FL
"Over Head View"

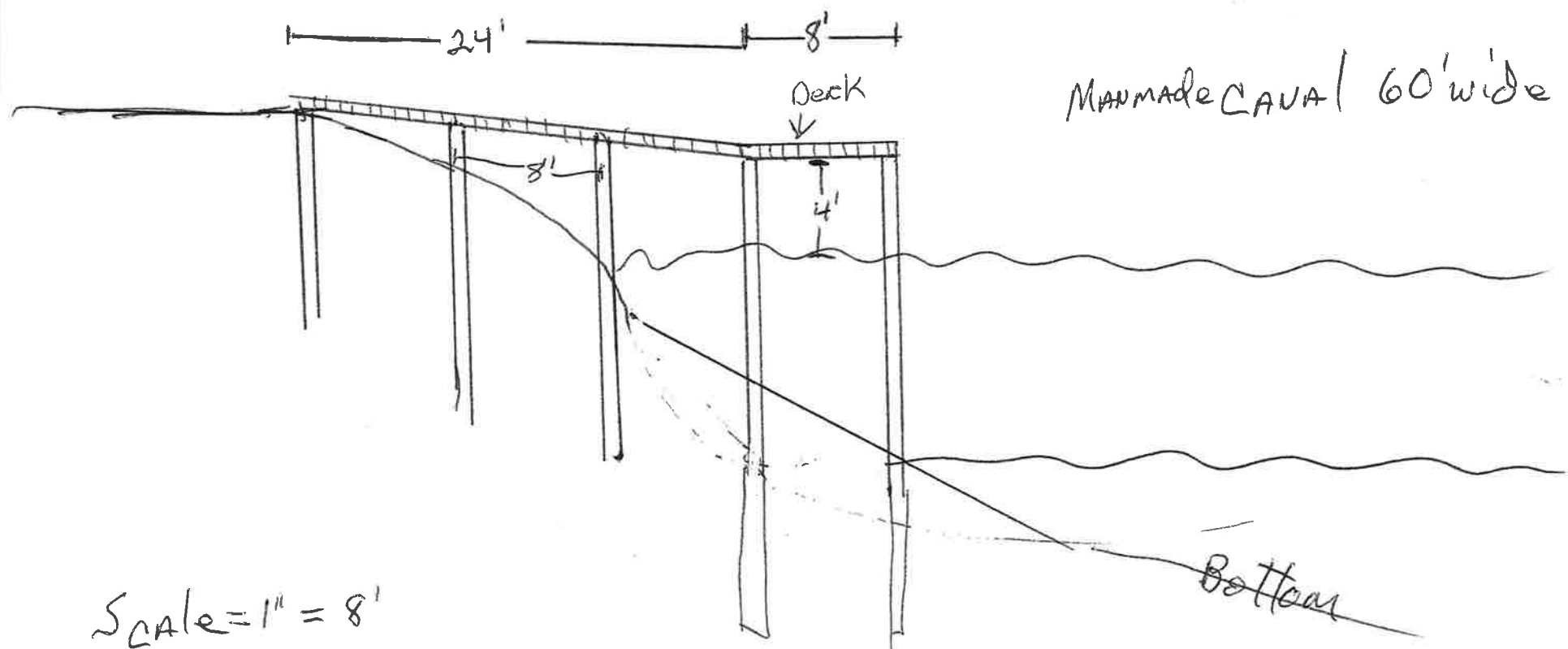


Man Made Canal 60' Wide

Scale $\frac{3}{4}" = 8'$

Applicant: James Widener
11 Mardi Gras Way
Alligator Point, FL

Side View



ITEM #5 MUROSKI



ALLIGATOR HARBOR

N

R.P.

4x250' BOARDWALK

#2

12.5' x 20' UNCOVERED
BOAT SLIP w/ LIFT #2

8' x 20' COVERED
TERMINAL PLATFORM

FLOATING TURBIDITY BARRIER
(MAY BE PHASED TO ENCOMPASS
ACTIVE WORK ZONE)

12.5'

27'

12.5' x 30' UNCOVERED
SLIP 4 piling boat lift

R.F.



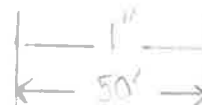
PROJECT

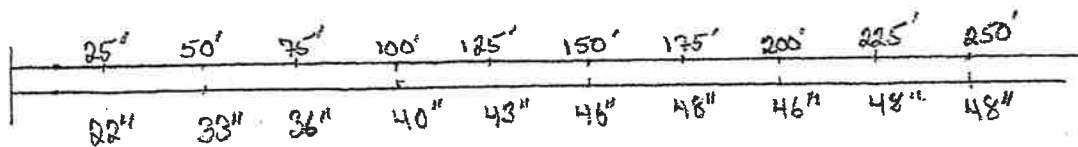
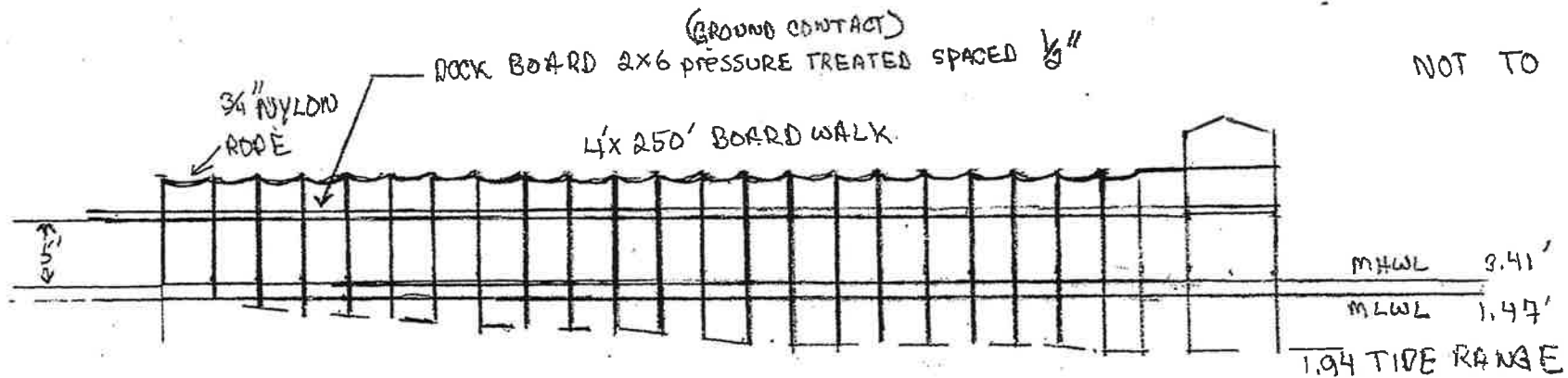
MURPHY DOCK

1559 ALLIGATOR CR.

SANDRA FL. 32346

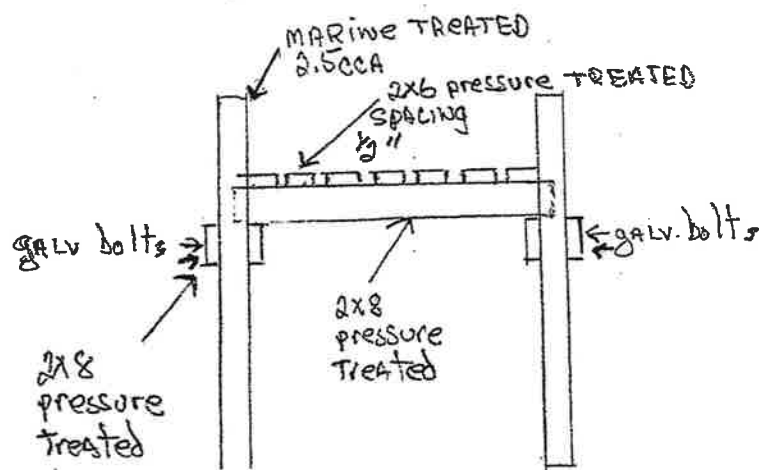
FRANKLIN COUNTY FL.



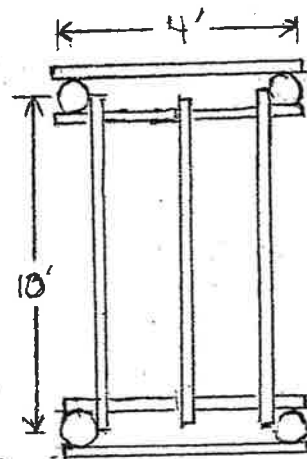


WATER DEPTH

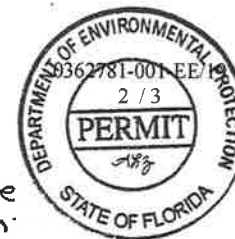
MARCH 16, 2018
@ 2:00 pm.



SIDE VIEW



ALL 2X8 pressure tre
braces. COVERED w/
2X6 PRESSURE TREATED
with $\frac{1}{2}$ " spacing.
C/K SAREWS.



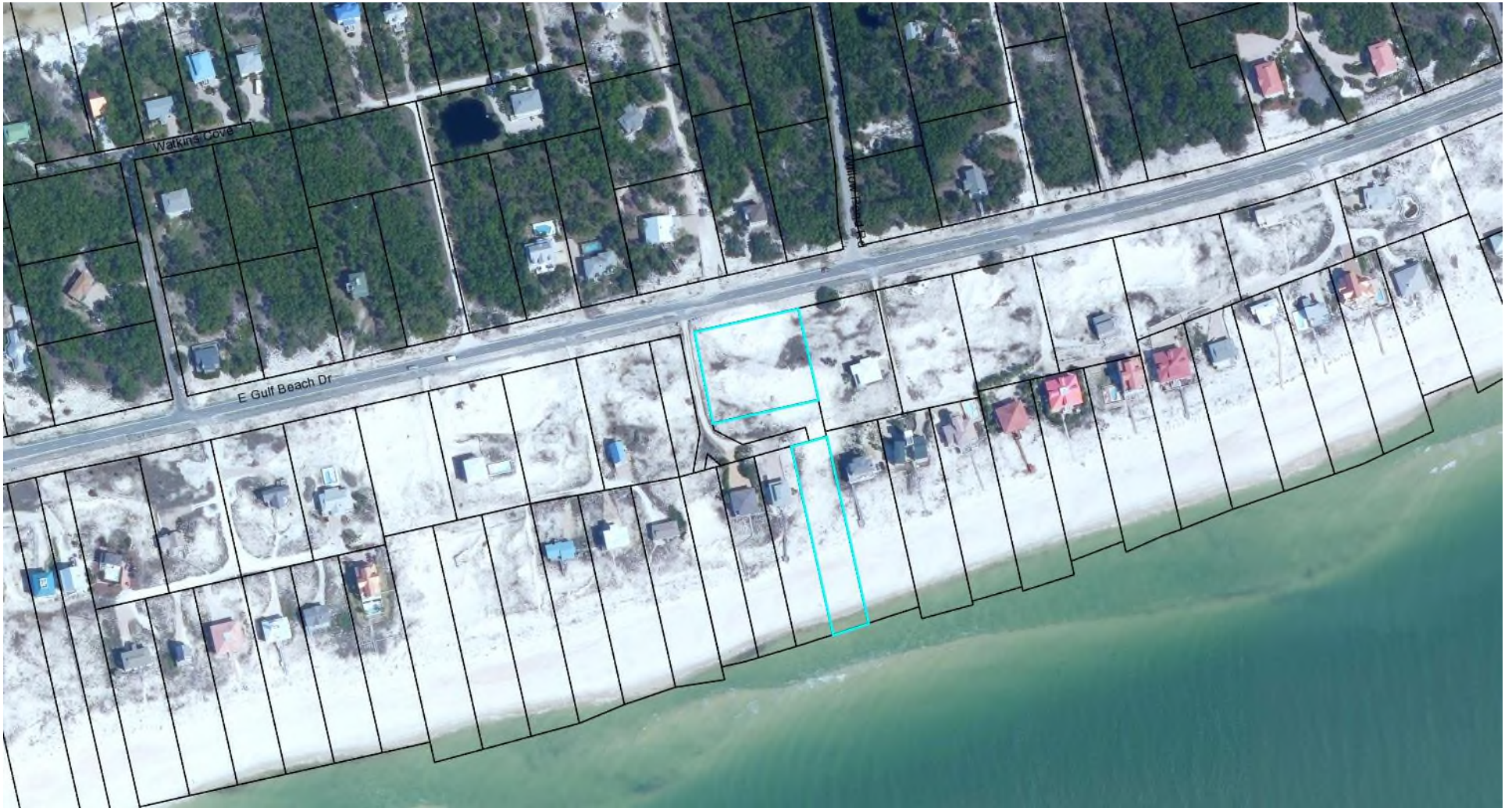
PROJECT
MUROSKI DOCK
1559 ALLIGATOR DR
PANACEA FL. 32346
FRANKLIN COUNTY F

ITEM # 6 MILLIKEN





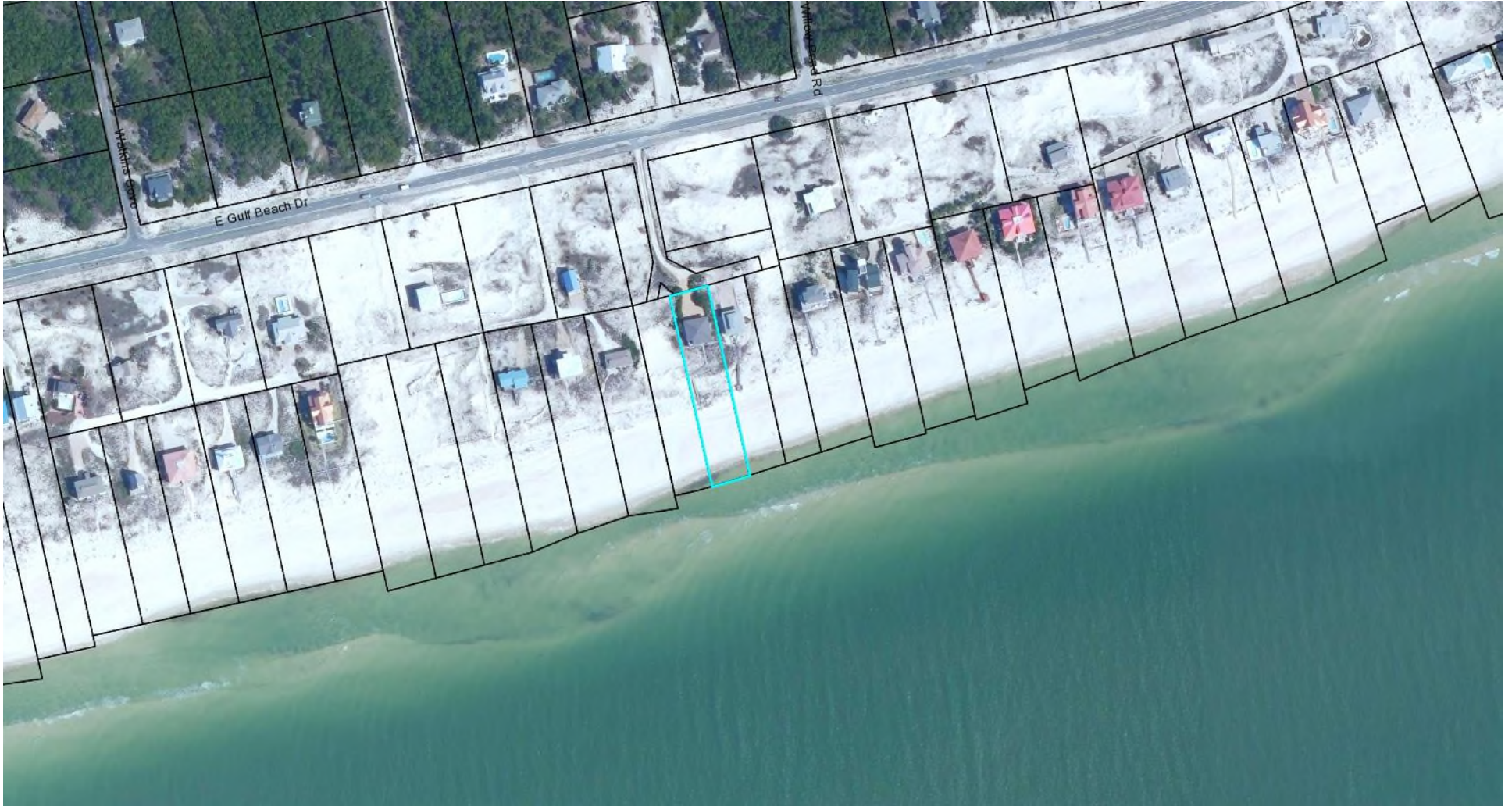
LOTS 1 & 5



LOT 2



LOT 3



LOT 4



ITEM #8 SANDERS

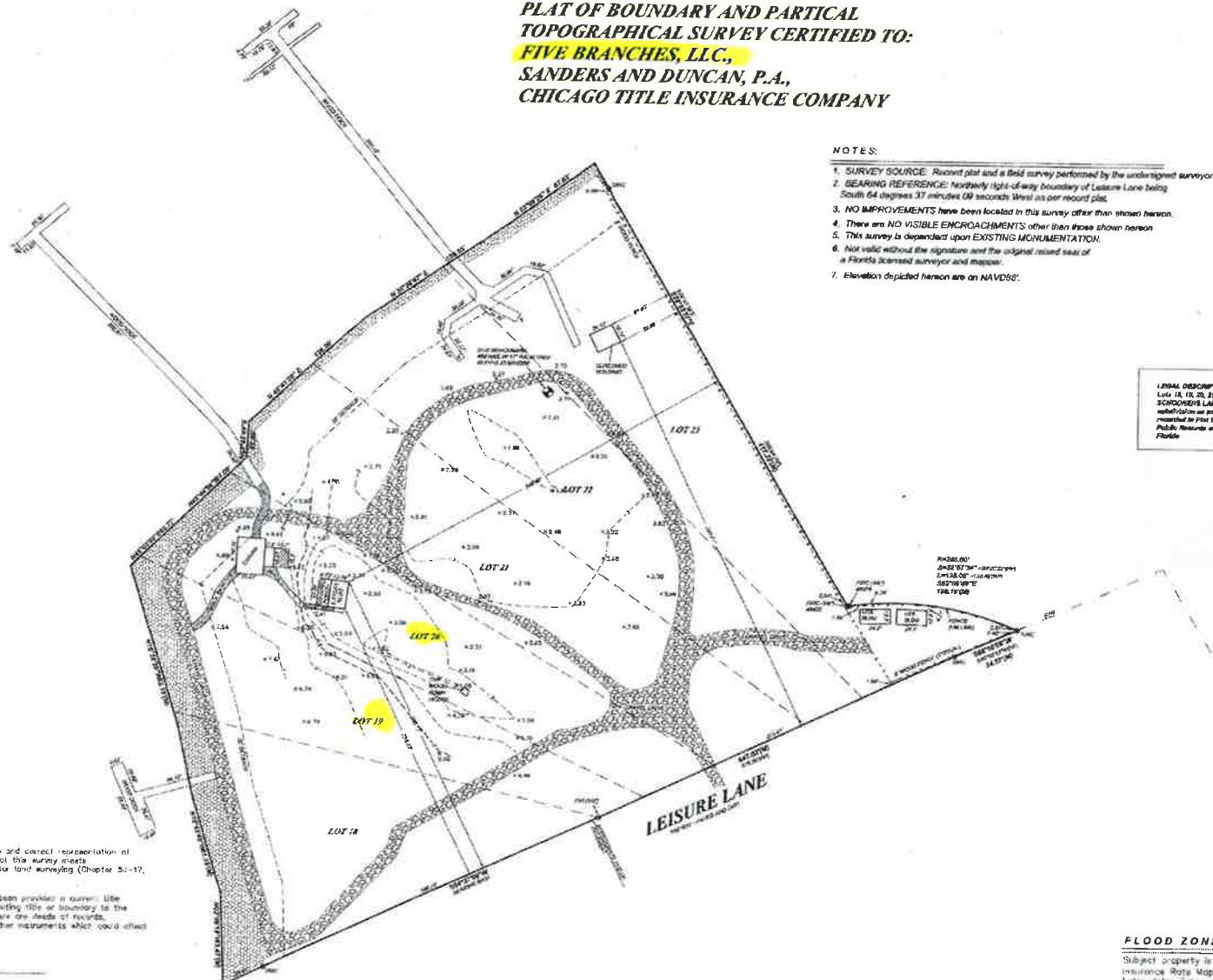
**PLAT OF BOUNDARY AND PARTIAL
TOPOGRAPHICAL SURVEY CERTIFIED TO:**
FIVE BRANCHES, LLC.,
SANDERS AND DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY



NOTES:

1. SURVEY SOURCE: Recent plot and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Nearest right-of-way boundary of Leisure Lane being South 64 degrees 37 minutes 00 seconds West as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original round seal of a Florida Licensed surveyor and mapper.
7. Elevation depicted hereon are on NAVD83.

LEGAL DESCRIPTION:
Lots 18, 19, 20, 21, 22 and 23 of
SANDERS LANDING, PHASE 1, a
subdivision as per map or plat record
referred to in Part Book 1, Page 8 of the
Public Records of Franklin County,
Florida.



I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 55-17, Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, recorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261

FLOOD ZONE INFORMATION:

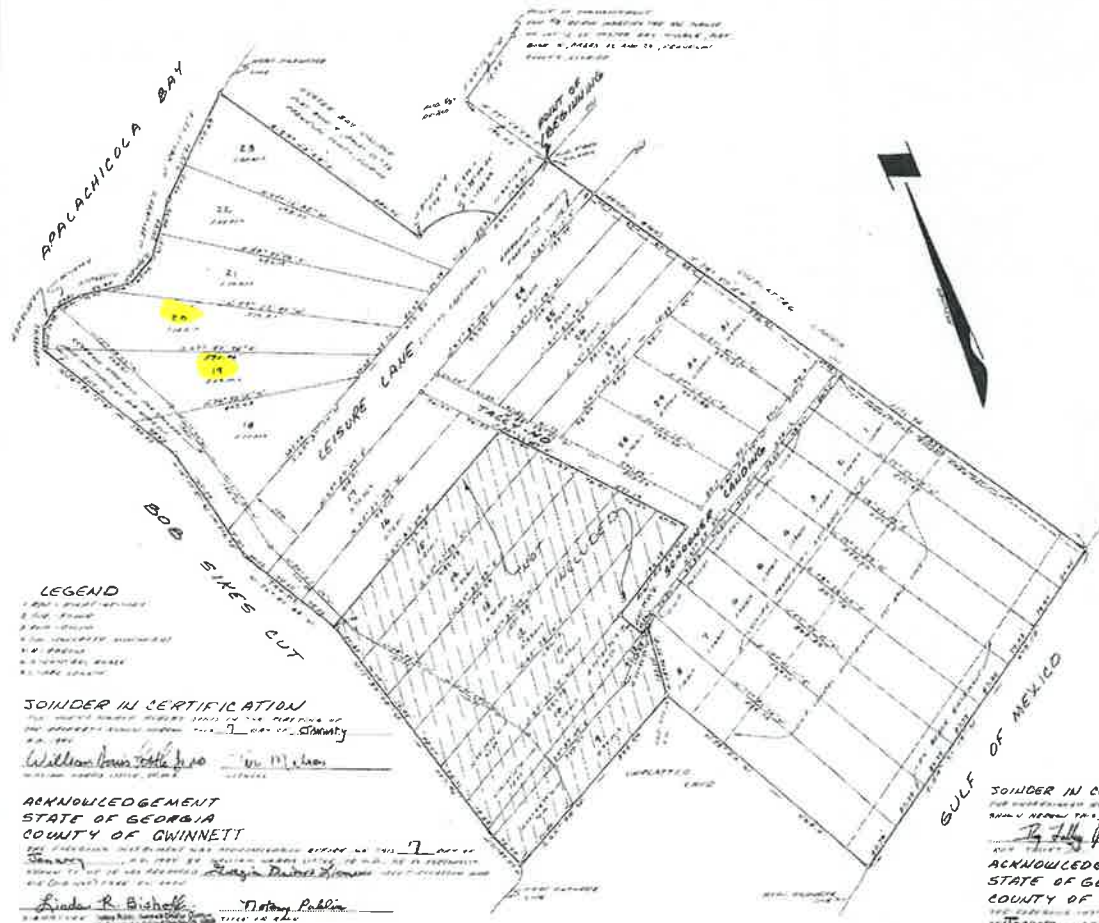
Subject property is located in Zone "X", Zone "V2" (EL 12 and EL 14)
Insurance Rate Map Community Panel No. 120088 065F
Issue date: February 5, 2014, Franklin County, Florida
SUBJECT PARCEL LIES WITHIN A COASTAL BARRIER ZONE.

REVISIONS: 06/19/16 ADDED BY SETBACK AND TOPO (TS)	LEGEND: 1. 1" = 100' (1" = 100') 2. 1" = 100' (1" = 100') 3. 1" = 100' (1" = 100') 4. 1" = 100' (1" = 100') 5. 1" = 100' (1" = 100') 6. 1" = 100' (1" = 100') 7. 1" = 100' (1" = 100') 8. 1" = 100' (1" = 100') 9. 1" = 100' (1" = 100') 10. 1" = 100' (1" = 100')	DATE: 04/27/15 DATE OF LAST FIELD WORK: 06/19/16	FIELD BOOK: PAGE COUNTY: FRANKLIN	DRAWING NAME: 06-115.DWG DRAWN BY: MMD	CLIENT: FIVE BRANCHES, LLC.	TR & A THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 STEELDRUM STREET • SODASPRING, FLORIDA 32558 PHONE: (904) 255-2114 FAX: (904) 255-1181 E-MAIL: TRODDENBERRY@T&A-SURVEYING.COM	JOB NO. 06-115 SHEET NO. 1 OF 1
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SCHOONER LANDING, PHASE 1

A SUBDIVISION OF A PART OF SECTIONS 8 AND 17, TOWNSHIP 10 SOUTH, RANGE 7 WEST, FRANKLIN COUNTY, FLORIDA

PB 6 PB 5



LEGEND

- 1. Lot - Shaded - Proposed
- 2. Lot - Shaded - Existing
- 3. Lot - Shaded - Existing
- 4. Lot - Shaded - Existing
- 5. Lot - Shaded - Existing
- 6. Lot - Shaded - Existing
- 7. Lot - Shaded - Existing
- 8. Lot - Shaded - Existing
- 9. Lot - Shaded - Existing
- 10. Lot - Shaded - Existing
- 11. Lot - Shaded - Existing
- 12. Lot - Shaded - Existing
- 13. Lot - Shaded - Existing
- 14. Lot - Shaded - Existing
- 15. Lot - Shaded - Existing
- 16. Lot - Shaded - Existing
- 17. Lot - Shaded - Existing
- 18. Lot - Shaded - Existing
- 19. Lot - Shaded - Existing
- 20. Lot - Shaded - Existing
- 21. Lot - Shaded - Existing
- 22. Lot - Shaded - Existing
- 23. Lot - Shaded - Existing
- 24. Lot - Shaded - Existing
- 25. Lot - Shaded - Existing
- 26. Lot - Shaded - Existing
- 27. Lot - Shaded - Existing
- 28. Lot - Shaded - Existing

JOINER IN CERTIFICATION

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

ACKNOWLEDGEMENT STATE OF GEORGIA COUNTY OF GWINNETT

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

SURVEYORS CERTIFICATE

THE UNDERSIGNED SURVEYOR HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

EDWIN G. BROWN

CERTIFICATION STATE OF FLORIDA COUNTY OF FRANKLIN

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF FLORIDA

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

PLAT CONFORMATION STATE OF FLORIDA COUNTY OF FRANKLIN

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

JOINER IN CERTIFICATION

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.

ACKNOWLEDGEMENT STATE OF GEORGIA COUNTY OF GWINNETT

THE UNDERSIGNED JOINER HAS BEEN IN THE PLATING OF THE PROPERTY DESCRIBED HEREIN FOR 7 DAYS OF JANUARY 1977.



LOT 19

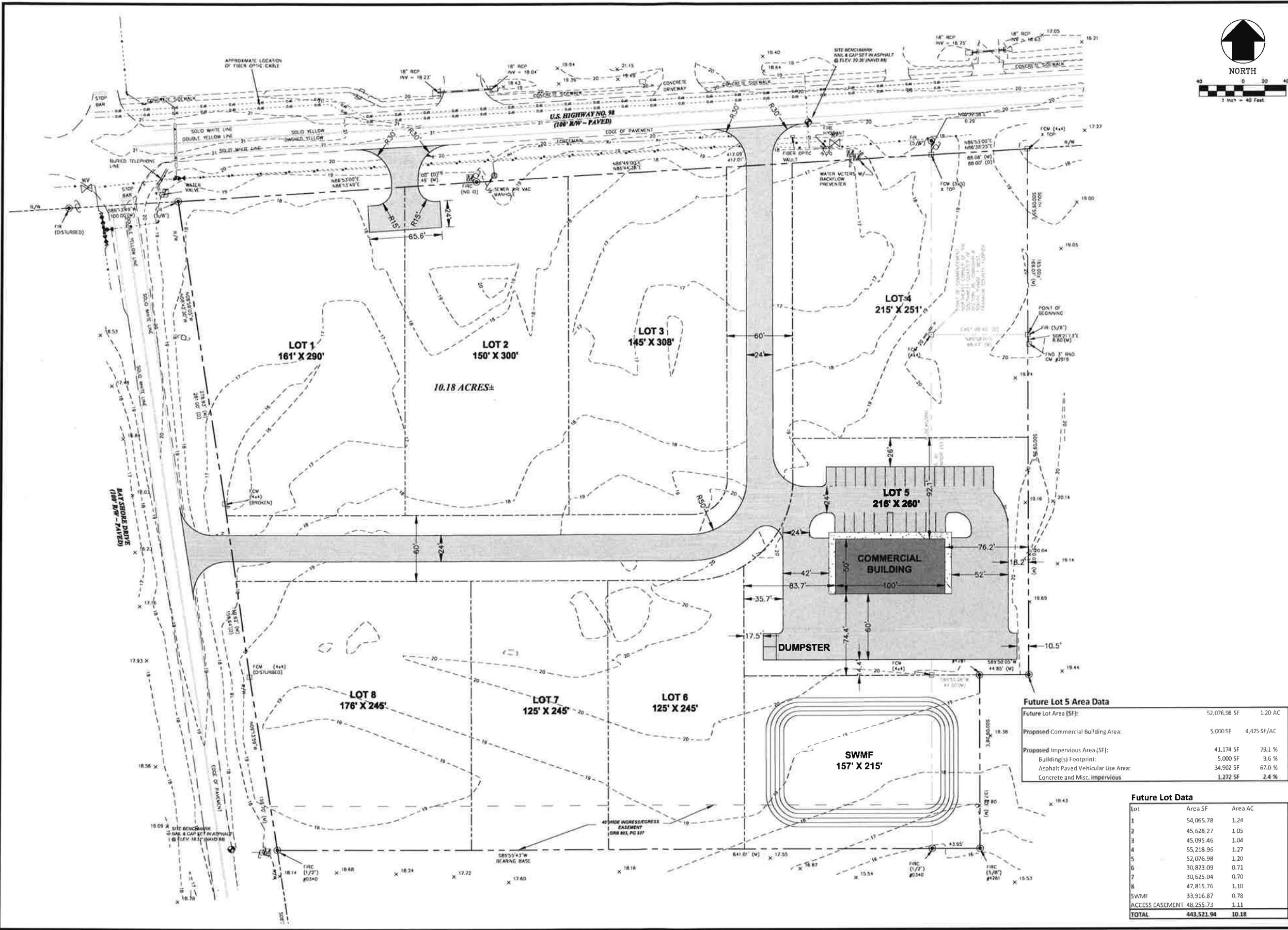


LOT 20



ITEM #9 SCHULTZ

APR 24, 2018 (15:10:38 EST)
C:\USERS\SW\SON\APPDATA\LOCAL\TEMP\ACRIBL\BAY 1018\BAYSHORE SITE PLAN LAYOUT.DWG



Future Lot 5 Area Data

Future Lot Area (SF):	52,076.98 SF	1.20 AC
Proposed Commercial Building Area:	5,000 SF	4.425 SF/AC
Proposed Impervious Area (SF):	41,174 SF	79.1 %
Building(s) Footprint:	5,000 SF	9.6 %
Asphalt Paved Vehicular Use Area:	34,902 SF	67.0 %
Concrete and Misc. Impervious	1,272 SF	2.4 %

Future Lot Data

Lot	Area SF	Area AC
1	54,065.78	1.24
2	45,628.27	1.05
3	45,095.46	1.04
4	55,218.96	1.27
5	52,076.98	1.20
6	30,823.09	0.71
7	30,625.04	0.70
8	47,815.76	1.10
SWMF	33,916.87	0.78
ACCESS EASEMENT	48,255.73	1.11
TOTAL	443,521.94	10.18

SITE AND GEOMETRY
PLAN

BAYSHORE VILLAGE
SITE DEVELOPMENT

3

GENESIS
FROM VISION TO REALITY
GGL LLC dba GENESIS GROUP
2507 CALLAWAY ROAD, SUITE 100
TALLAHASSEE, FLORIDA 32303
FL CA 00009660 FL LIC 0000816 FL LIC 26000202
(850) 224-4400 (850) 881-3600 FAX

BAY & 98, LLC
BILLY SCHULTZ

PREPARED FOR
User: T User: B E
Access: None 3/23/17

NO. DATE DESCRIPTION REVISIONS
DESIGNED BY S.R.W. CHECKED BY M.T.L. PROJECT NUMBER 9999-999
DRAWN BY S.R.W. SCALE 1" = 40' DATE 04/24/2018

SITE PLAN SUBMITTAL - 04/24/2018

Sheet ____ of ____

