

Franklin County Planning & Zoning Agenda

July 10, 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, June 12, 2018.
2. Review of the Monthly Building Report for June 2018.

CRITICAL SHORELINE APPLICATION:

3. Consideration of a request to construct a Single Family Private Dock located at Lot 10, Alligator Point Subdivision, also known as 1569 Alligator Drive, Alligator Point, Franklin County, Florida. The proposed walkway will be 24' x 4' (96 Sq Ft), a 8' x 12' (96 Sq Ft) uncovered terminal platform with a 9' x 7' (63 Sq Ft) dock. Applicant is exempt from DEP and COE Permitting. Request submitted by Bill and Sandra McMillan, applicant. (Has House)

COMMERCIAL SITE PLAN REVIEW:

4. Consideration of a request for Commercial Site Plan Review to construct a 9,180 square foot building that will be a "Family Dollar Store" located on a 1.54 acre parcel lying in Section 36, Township 8 South, Range 7 West, also known as 198 US Highway 98 West, Eastpoint Franklin County, Florida. Request submitted by Ileana Martinez, agent for Lafayette Land, Inc.

5. Consideration of a request for Commercial Site Plan Review for a 26 Lot RV Park on a 1 acre parcel lying in Section 11, Township 9 South, Range 8 West, also known as 623 US Highway 98 West, Apalachicola, Franklin County, Florida. This will be contingent upon finalizing a public hearing for a rezoning the Board of County Commissioners tabled August 15, 2017. Request submitted by Charlotte Russell Schneider, applicant.

ITEM #3 MCMILLAN PROJECT

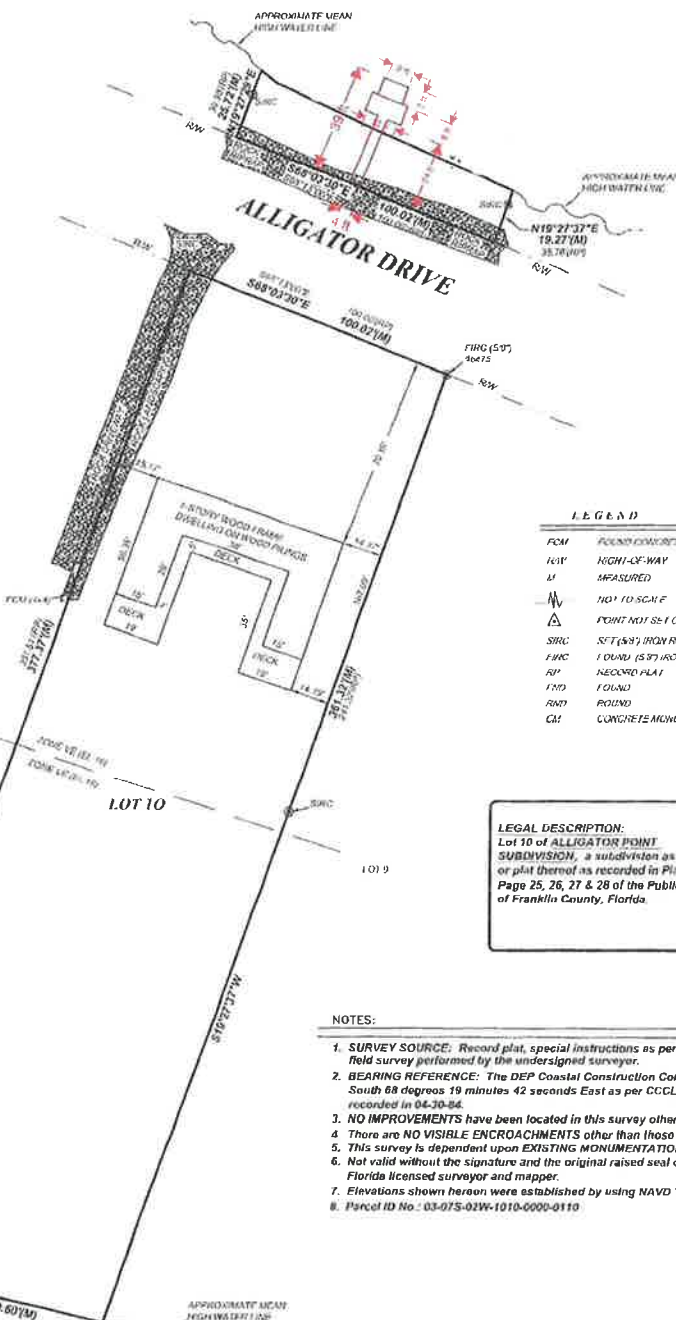
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
KEN BEVERLY and MARY JO BEVERLY,
OWEN TITLE COMPANY, INC.,
ALLIANT TITLE INSURANCE COMPANY

Dock Site Plan

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGEND

FCM	FOUND CONCRETE MONUMENT
KW	RIGHT-OF-WAY
M	MEASURED
N	NOT TO SCALE
△	POINT NOT SET OR FOUND
SRC	5 FT (6.1) IRON ROD AND CAP 47160
FWC	1 DUBB (5.7) IRON ROD AND CAP
RP	RECORD PLAT
FO	FOUND
RO	ROUND
CM	CONCRETE MONUMENT

LEGAL DESCRIPTION:
Lot 10 of ALLIGATOR POINT
SUBDIVISION, a subdivision as per map
or plat thereof as recorded in Plat Book 1,
Page 25, 26, 27 & 28 of the Public Records
of Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat, special instructions as per client, and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: The DEP Coastal Construction Control Line being South 68 degrees 19 minutes 42 seconds East as per CCCL Book Pages 1-19 recorded in 04-30-84.
3. NO IMPROVEMENTS have been located in this survey other than 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 raised seal of a Florida licensed surveyor and mapper.
7. Elevations shown hereon were established by using NAVD 88.
8. Parcel ID No.: 03-075-02W-1010-0000-0110.



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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.

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

FLOOD ZONE INFORMATION:

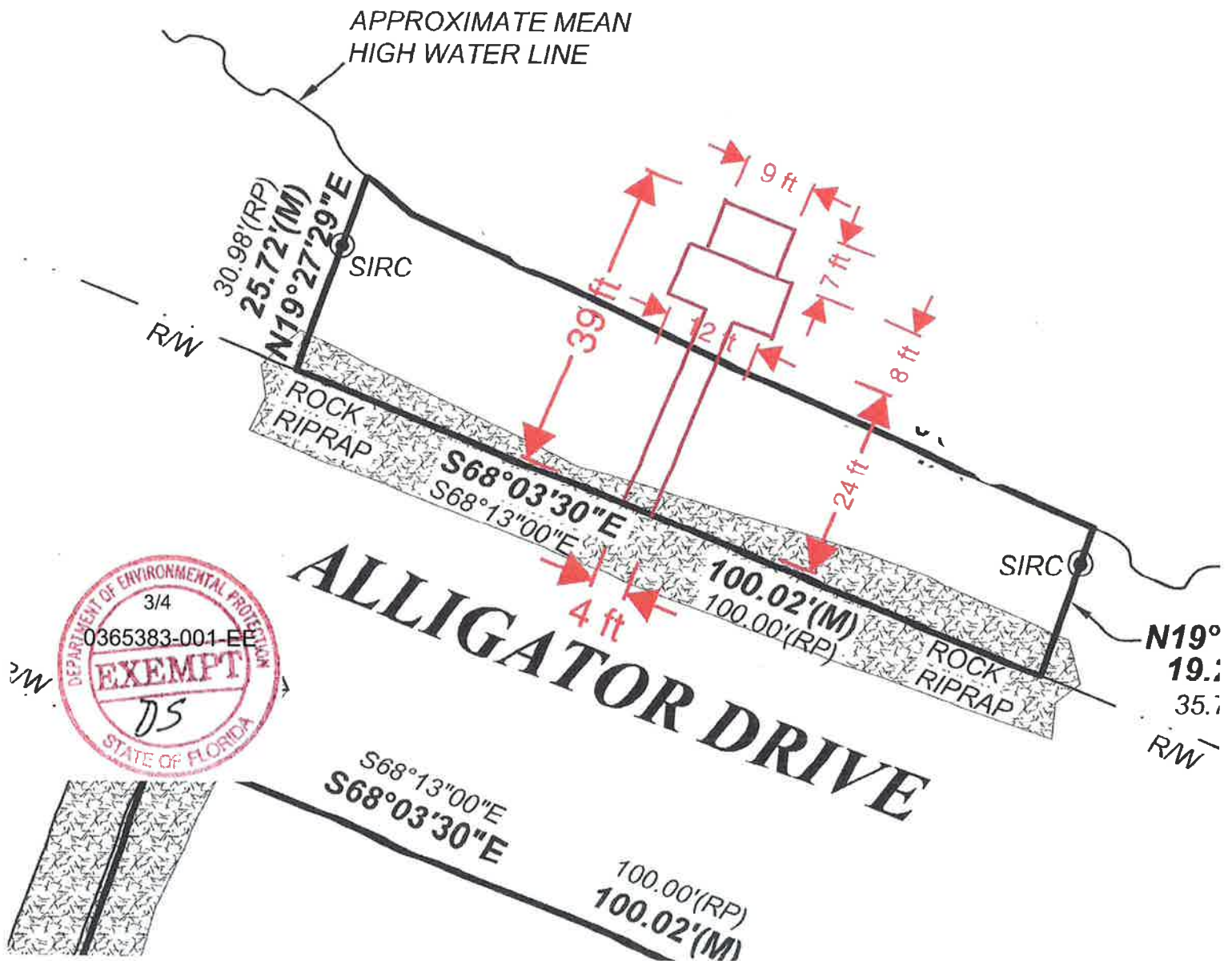
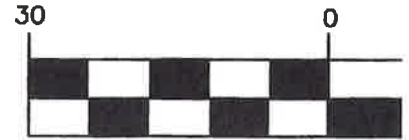
Subject property is located in Zone "VE" (EL 16 & 18) as per Flood Insurance Rate Map Community Panel No: 120088 0295F index date: February 5, 2014, Franklin County, Florida.

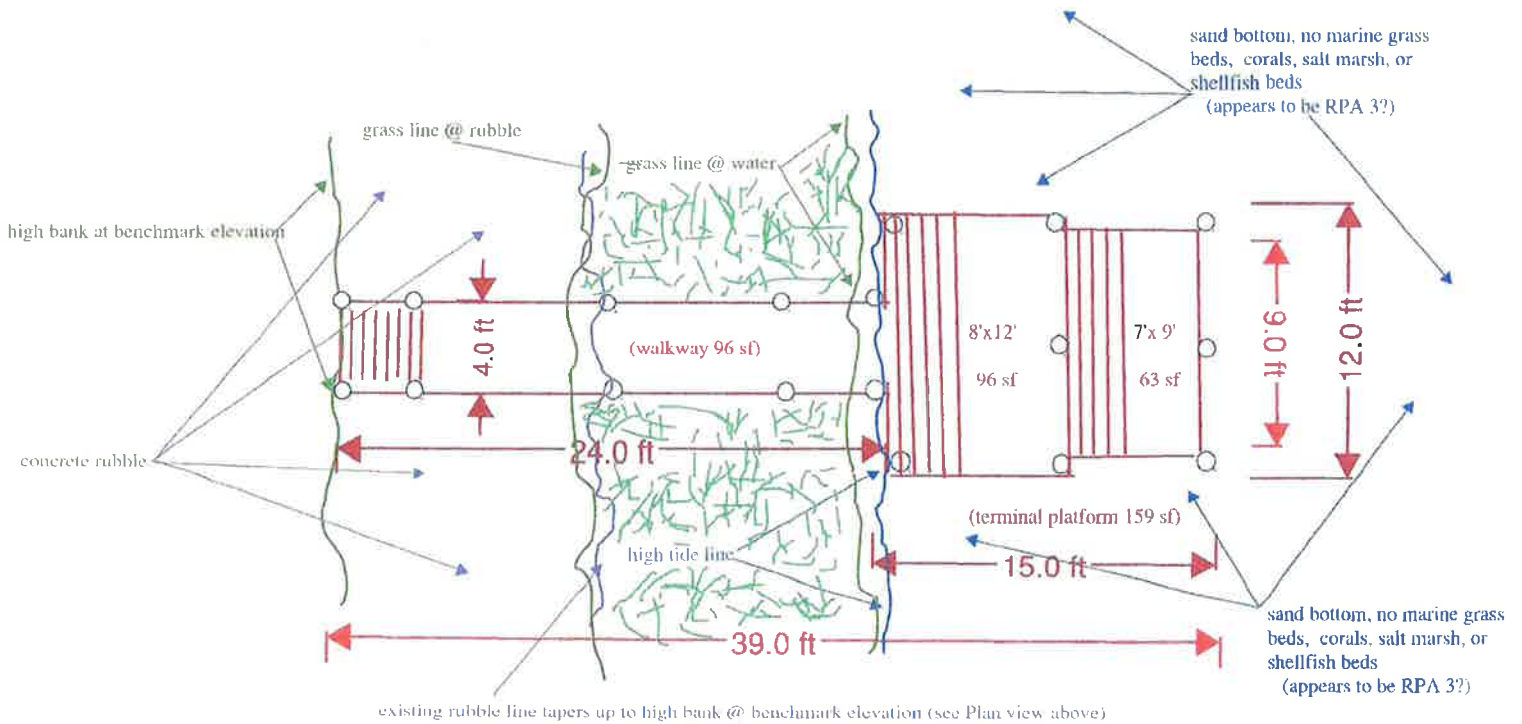
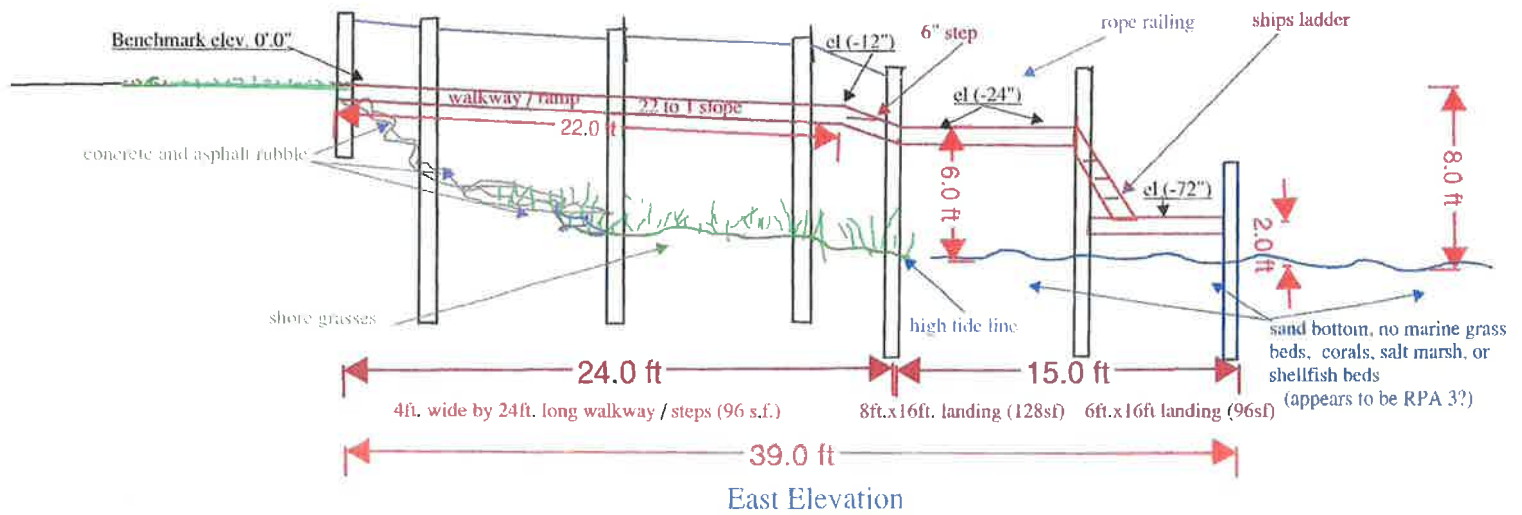
TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELTON STREET • SUICHOPE, FLORIDA 32359
PHONE 910/868-4594 FAX 910/868-4594
184740

DATE: 06/02/16	DRAWN BY: MD	N.B. PLAT	COUNTY: Wakulla
FILE: 16249.DWG	DATE OF LAST FIELD WORK: 06/01/16	JOB NUMBER: 16-249	

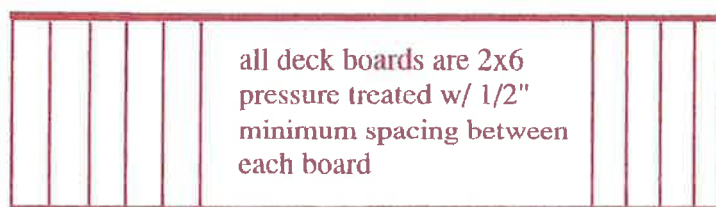
Dock Site Plan





Plan View
Total Area 255 sq. ft.

Typical Deck Board Framing Detail



Materials for construction:

stainless steel bolts and fasteners, 8-10 inch treated pilings,
treated 2x8 and 2x10 framing members, treated 2x6 walkway and platform boards

1569 Alligator Drive

Write a description for your map.

Legend

-  1569 Alligator Dr
-  Feature 1

1569 Alligator Dr



Google Earth

©2018 Google

300 ft



ITEM #4 IILEANA MARTINEZ PROJECT

Civil and Structural Engineers



Project Narrative

for

Family Dollar Store East Point, FL

A 9,180 square-foot building is proposed on a vacant lot located at southwest corner of Begonia Street and US Highway 98 in Franklin County. This property is currently zoned C-2, commercial business, and was previously developed. The proposed project will be constructed on a 1.54 acres area at the northeast corner of the 4.88 acres property.

The infrastructure needed to support the proposed expansion such as water and sewer services, access, electrical and fire prevention is available. If anything is substandard, it will be brought into compliance with this new project.

If you have any questions please feel free to reach out to me at any time. I can be reached via email at imartinez@lbyd.com or via phone at 813-601-9871.

Thank you,
LBVD, Inc.

Ileana Martinez

Ileana Martinez, P.E.
Project Manager

RECEIVED
JUN 26 2018
BY: *AK*

LBVD, Inc. • 9500 Koger Boulevard, Suite 100 • St. Petersburg, FL 33702 • Phone (813) 601-9871

Birmingham

Huntsville
www.lbyd.com

Tampa Bay



U.S. Fish and Wildlife Service
National Wetlands Inventory

Family Dollar Store

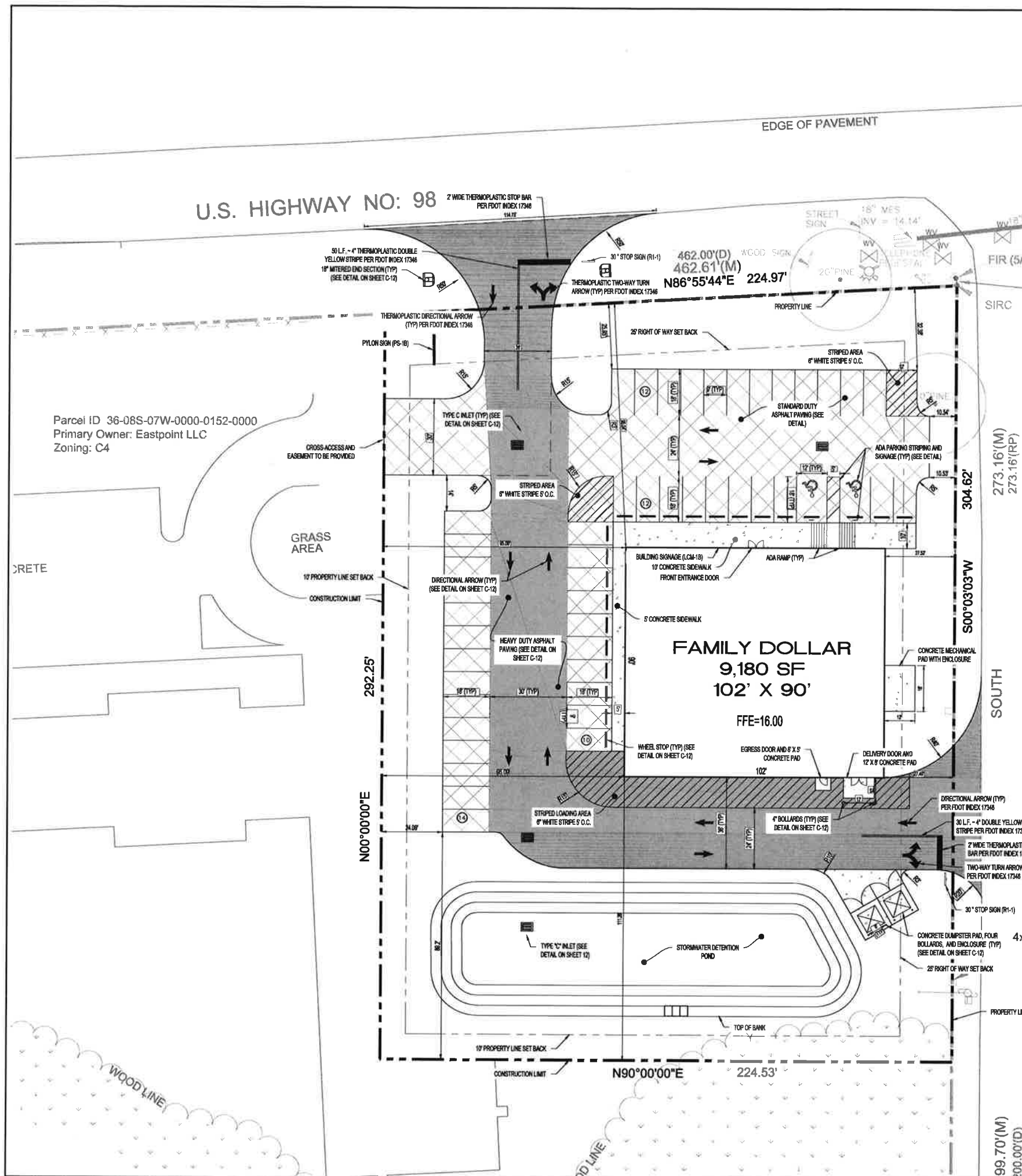


June 26, 2018

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



SITE DATA:
STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 9,180 S.F. FAMILY DOLLAR RETAIL STORE AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

SITE ADDRESS: NOT ASSIGNED AT THIS TIME

PARCEL I.D. NUMBER: 36-08S-07W-0000-0152-0000

SITE TOTAL AREA: 212,572 S.F. (4.89 AC) 87,011 S.F. (1.94 AC) (FAMILY DOLLAR PORTION)

EXISTING LAND USE: VACANT COMMERCIAL

PROPOSED LAND USE: COMMERCIAL

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL

MAX. BUILDING HEIGHT: 35'

PROPOSED AREA CALCULATIONS:

	REQUIRED	PROVIDED
BUILDING AREA:	9,180 S.F.	(13.70%)
PAVED AREA:	30,148 S.F.	(44.80%)
POND AREA:	8,368 S.F.	(12.48%)
TOTAL PERVIOUS AREA:	19,316 S.F.	(28.83%)
TOTAL:	67,011 S.F.	(100%)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
NORTH:	25'	66.04'
WEST:	10'	95.08'
EAST:	25'	27.49'
SOUTH:	10'	111.28'

ZONING: C-2 (COMMERCIAL BUSINESS)

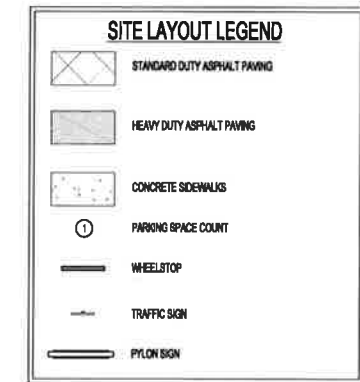
SITE: C-2 (COMMERCIAL BUSINESS)

FLOOD ZONE: THE ABOVE DESCRIBED PROPERTY IS IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF FRANKLIN COUNTY, COMMUNITY PANEL NUMBER 12837 C0330F. MAP REVISED FEB. 5, 2014.

- LAYOUT NOTES:**
- SEE SHEETS C-3 AND C-4 FOR APPLICABLE NOTES.
 - ALL ELEVATIONS ON THIS PLAN REFERENCE 1985 DATUM.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER AND PERFORMED BY THURMAN RODDENBERRY & ASSOCIATES IN APRIL 2018.
 - LYND, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTORS WORK OR RESPONSIBILITIES. LYND IS NOT RESPONSIBLE FOR SITE SAFETY PROCEDURES OR METHODS OF CONSTRUCTION.
 - ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AS WELL AS FIELD VERIFIED BY ON-SITE PERSONNEL PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LYND.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL VERIFY SITE BOUNDARY AND EXISTING TOPOGRAPHY. NOTIFY LYND OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN HAND PRIOR TO CONSTRUCTION.
 - ALL ACCESSIBLE RAMPS, SIGNS, SYMBOLS, AND PAINTED ISLANDS AND ACCESS ROUTES MUST CONFORM TO THE LATEST ADA REQUIREMENTS.
 - ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE FACE OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.
 - ALL SETBACKS TO BE PER THE LATEST EDITION OF THE MUTCD UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SITE CONSTRUCTION TRAFFIC CONTROL PLAN AND OBTAINING ANY REQUIRED APPROVALS FROM THE LOCAL JURISDICTIONAL AUTHORITY. THE SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL TAKE INTO ACCOUNT THE ENTERING AND EXITING OF CONSTRUCTION TRAFFIC ONTO THE ROADWAY AND THE IMPACT TO THE FLOW OF TRAFFIC. THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD. THIS SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE IN ADDITION TO ANY TRAFFIC CONTROL PLAN PROVIDED IN THE PLAN SET FOR ROADWAY IMPROVEMENTS.

PARKING INFORMATION	
TOTAL SPACES REQUIRED	46
TOTAL SPACES PROVIDED	48
PARKING REQUIRED: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA (9,180 / 200 S.F.) = 45.9 OR 46 SPACES	
46 PROPOSED SPACES: 8' X 18' STANDARD @ 90°	
2 PROPOSED SPACES: 12' X 18' STANDARD @ 90° (ACCESSIBLE SPACES)	

UTILITY INFORMATION	
UTILITY	LOCATION
SANITARY SEWER	STUBOUT ON NORTH PROPERTY LINE
WATER	SERVICE LINE IN US 98 ROW
RECLAIM WATER	NOT APPLICABLE
STORM SEWER	WETLANDS SOUTHWEST OF PROPERTY
ELECTRIC	ALONG US98 & BEGONIA STREET
GAS	NOT APPLICABLE



LBYD, Inc.
Civil and Structural
Engineers
C.O.A. #5125
9500 Koger Boulevard N
Suite 100
St. Petersburg, FL 33702
Phone (727) 201-5041

These drawings and design intent are the
sole property of LBYD, Inc. which may not
be reproduced without written permission.

LBYD Project Number
102-17-183.002

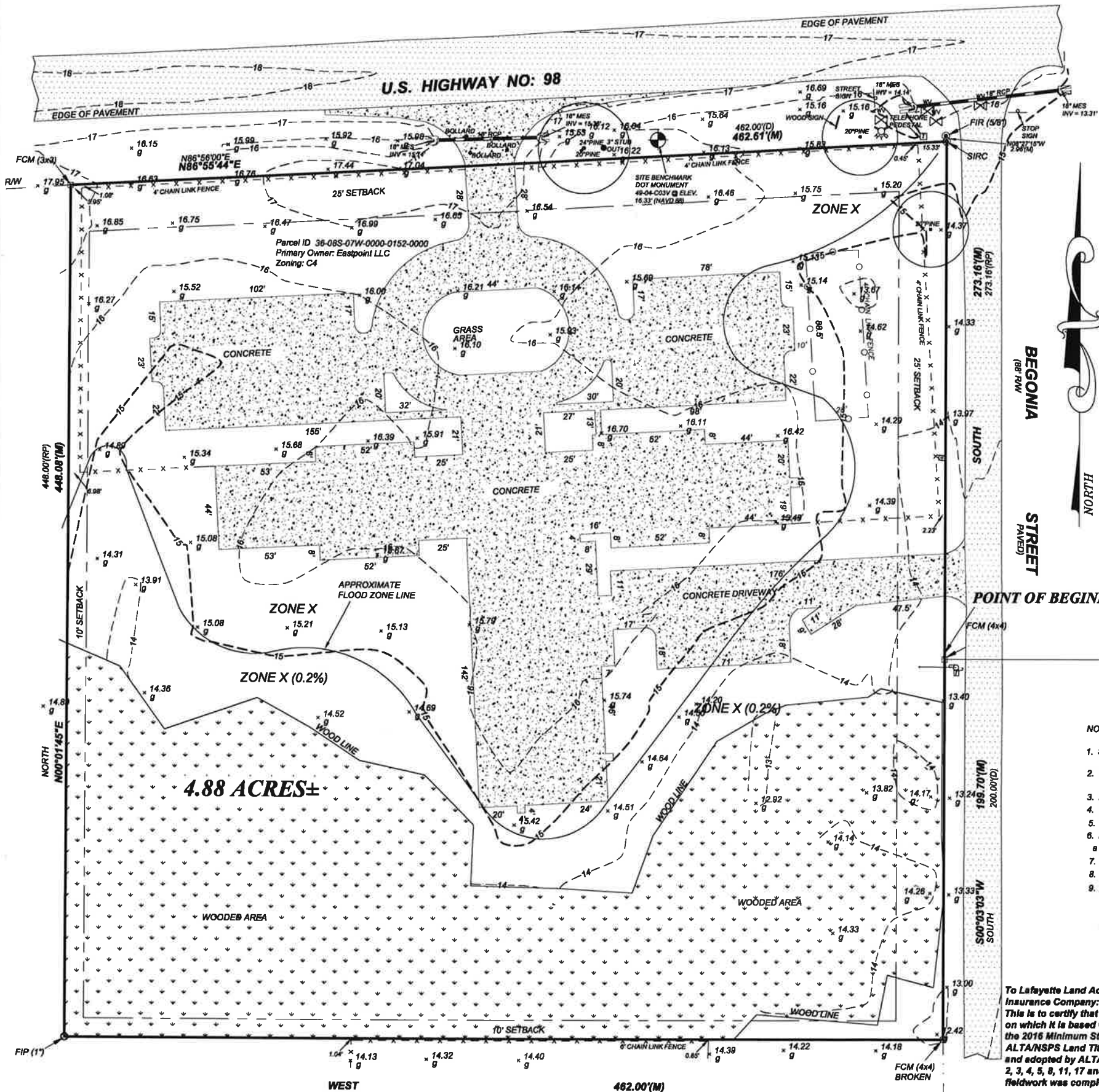
ILEANA MARTINEZ
PE #82470

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EAST POINT FAMILY DOLLAR STORE
LAFAYETTE LAND, INC.
SW CORNER BEGONIA STREET AND US HWY 98

LAYOUT PLAN	
Date	JUNE 2018
Checked By	IM
Drawn By	SMM
Sheet Number	C-9
Scale	9
Total	15

ALTA/ACSM LAND TITLE SURVEY CERTIFIED TO:
LAFAYETTE LAND ACQUISITIONS, II, LLC,
CHICAGO TITLE INSURANCE COMPANY



SCHEDULE BII EXCEPTIONS:
TITLE COMMITMENT ORDER NUMBER 6747627

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT PLOTTABLE)
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. (NOT PLOTTABLE)
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NOT PLOTTABLE)
 - B. Rights or claims of parties in possession not shown by the public records. (NOT PLOTTABLE)
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT PLOTTABLE)
 - D. Taxes or assessments which are not shown as existing liens in the public records. (NOT PLOTTABLE)
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (NOT PLOTTABLE)
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT PLOTTABLE)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

LEGAL DESCRIPTION:
Commence at a 6 inch by 6 inch concrete monument marking the Northeast corner of the Southeast quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida and run West along the North boundary of the Southeast quarter of Section 36 a distance of 638.00 feet to a 5/8 inch re-rod (marked #4261) lying on the Westerly right-of-way boundary of Begonia Street also marking the Point of Beginning. From said Point of Beginning run South 00 degrees 25 minutes 32 seconds East along said Westerly right-of-way boundary a distance of 204.89 feet to a 4 inch by 4 inch concrete monument (broken); thence leaving said right-of-way boundary run South 89 degrees 33 minutes 55 seconds West 481.88 feet to an iron pipe; thence run North 00 degrees 25 minutes 32 seconds West 454.56 feet to a concrete monument lying on the Southerly right-of-way boundary of U. S. Highway No. 98; thence run North 88 degrees 56 minutes 00 seconds East along said right-of-way boundary 462.37 feet to a 5/8 inch re-rod (marked #4261) lying on the intersection with the Westerly right-of-way boundary of Begonia Street; thence run South 00 degrees 25 minutes 32 seconds East along said Westerly right-of-way boundary 270.90 feet to the Point of Beginning.

POINT OF COMMENCEMENT
FOUND 6" x 6" CONCRETE MONUMENT
MARKING THE NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 8 SOUTH, RANGE 7 WEST, FRANKLIN
COUNTY, FLORIDA

POINT OF BEGINNING

WEST 638.00'
NORTH BOUNDARY OF THE SOUTHEAST
QUARTER OF SECTION 36

LEGEND

- | | |
|------|------------------------------------|
| FCM | FOUND CONCRETE MONUMENT |
| R/W | RIGHT-OF-WAY |
| M | MEASURED |
| — | NOT TO SCALE |
| △ | POINT NOT SET OR FOUND |
| SIRC | SET (5/8") IRON ROD AND CAP #17160 |
| FIRC | FOUND (5/8") IRON ROD AND CAP |
| FIP | FOUND IRON PIPE |
| G | GROUND SHOT ELEVATION |

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: North boundary of the Southeast Quarter of Section 36 being West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than 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 raised seal of a Florida licensed surveyor and mapper.
7. Elevations shown hereon were established by using NAVD 88 Datum.
8. Fences shown exaggerated for clarity.
9. There are no wetlands located on this property.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

To Lafayette Land Acquisitions II, LLC, Chicago Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11, 17 and 18 of Table A thereof. The fieldwork was completed on 04/03/18 [date].

Date of Plat or Map: 04/11/18

(Surveyor's signature, printed name and seal with Registration/License Number)

TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHERLDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-942-2558 FAX NUMBER: 850-942-1183
LB # 7160

DATE: 04/11/18	DRAWN BY: MD	N.B. PLAT	COUNTY: FRANKLIN
FILE: 93477.DWG	DATE OF LAST FIELD WORK: 04/03/18	JOB NUMBER: 93-477	

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" AND "X" (0.2) as per Flood Insurance Rate Map Community Panel No: 120088 0532F index date: February 5, 2014, Franklin County, Florida.

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.

