

Franklin County Planning & Zoning Agenda

January 8, 2019 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 11, 2018.
2. Review of the Monthly Building Report for December through January.

Critical Shoreline Application:

3. Consideration of a request to construct a 900 sq. foot Single Family Dock/Pier with a 120 sq. foot terminus. Located at 1839 Bayview Drive, St. George Island, Franklin County Florida. Customer does not have their DEP nor COE permits. Request submitted by Dan Garlick, Garlick Environmental Services, agent for Melinda Seader. (Proposed House)

Land-Use & Re-Zoning Application:

4. Consideration of a request for a Land Use Change from Forestry Agricultural District to Rural Residential. Re-Zoning from A-2 Forestry Agricultural District to R-6 Rural Residential of a 23.98 acre parcel. Also known as 780 Hickory Hammock Road, Carrabelle, Franklin County, Florida. Request submitted by Al Byrne, and Mary Mathre, owners.

Final Sketch Plat Approval:

5. Consideration of a request for a Final Plat Approval of a one unit subdivision called Leisure Landing, a 2.0 acre parcel also known as Lots 19, 20, & 21 Schooner Landing, St. George Island, Franklin County Florida. Request submitted by Barbara Sanders, Sanders & Duncan P.A. agent for Leisure Landing.



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: Melinda Seader

JOB: 18-028

WATERBODY/CLASS: Apalachicola Bay / ClassII / OFW / A.P>

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: SGI - Franklin County

OTHER:

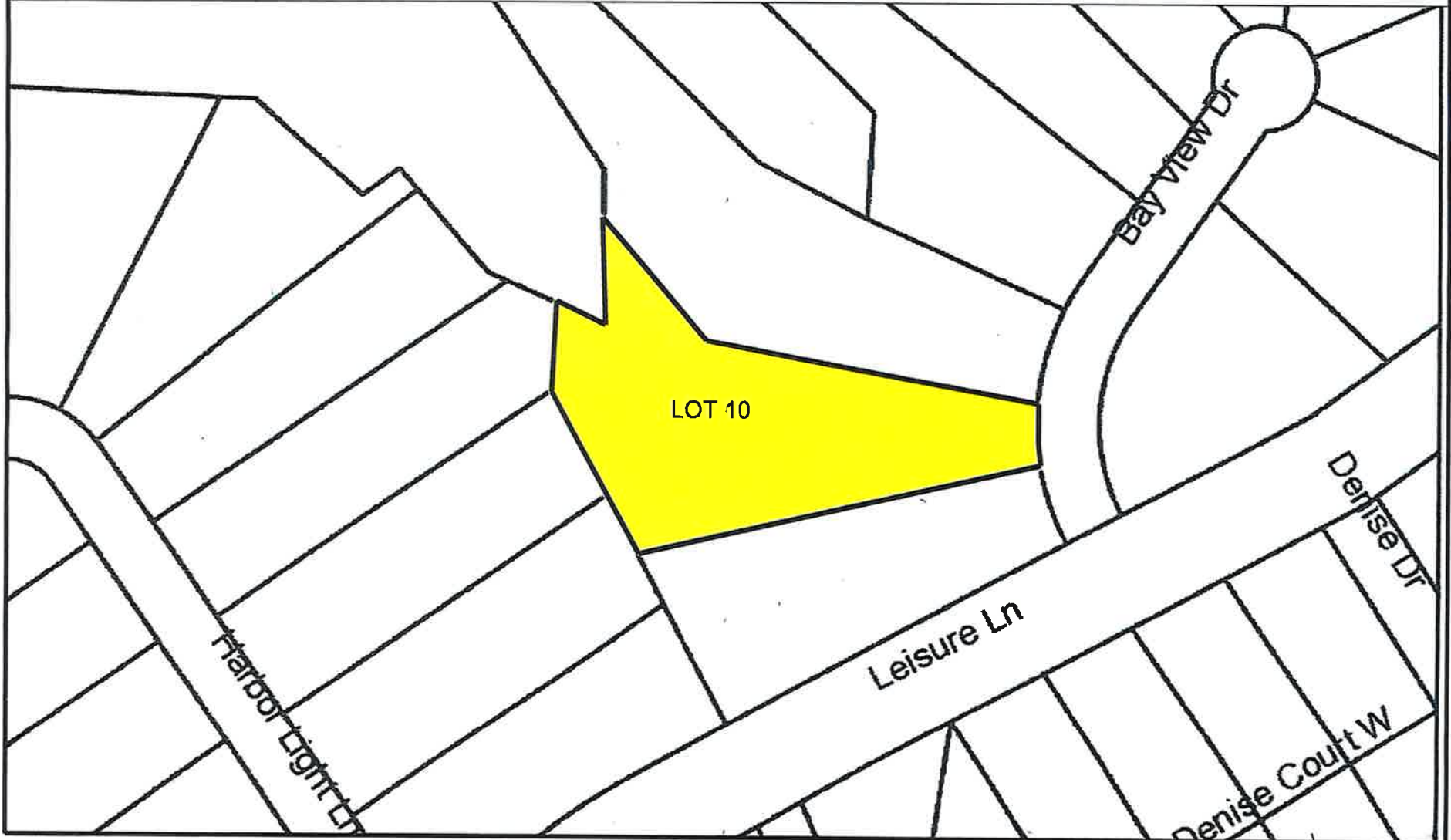
LATITUDE: 29° 37' 51.12"

DATE: December 11, 2018

LONGITUDE: 84° 56' 2.29"

SHEET: 1/4

SECTION: 29 TNSHP: 9 South RNG: 6 West



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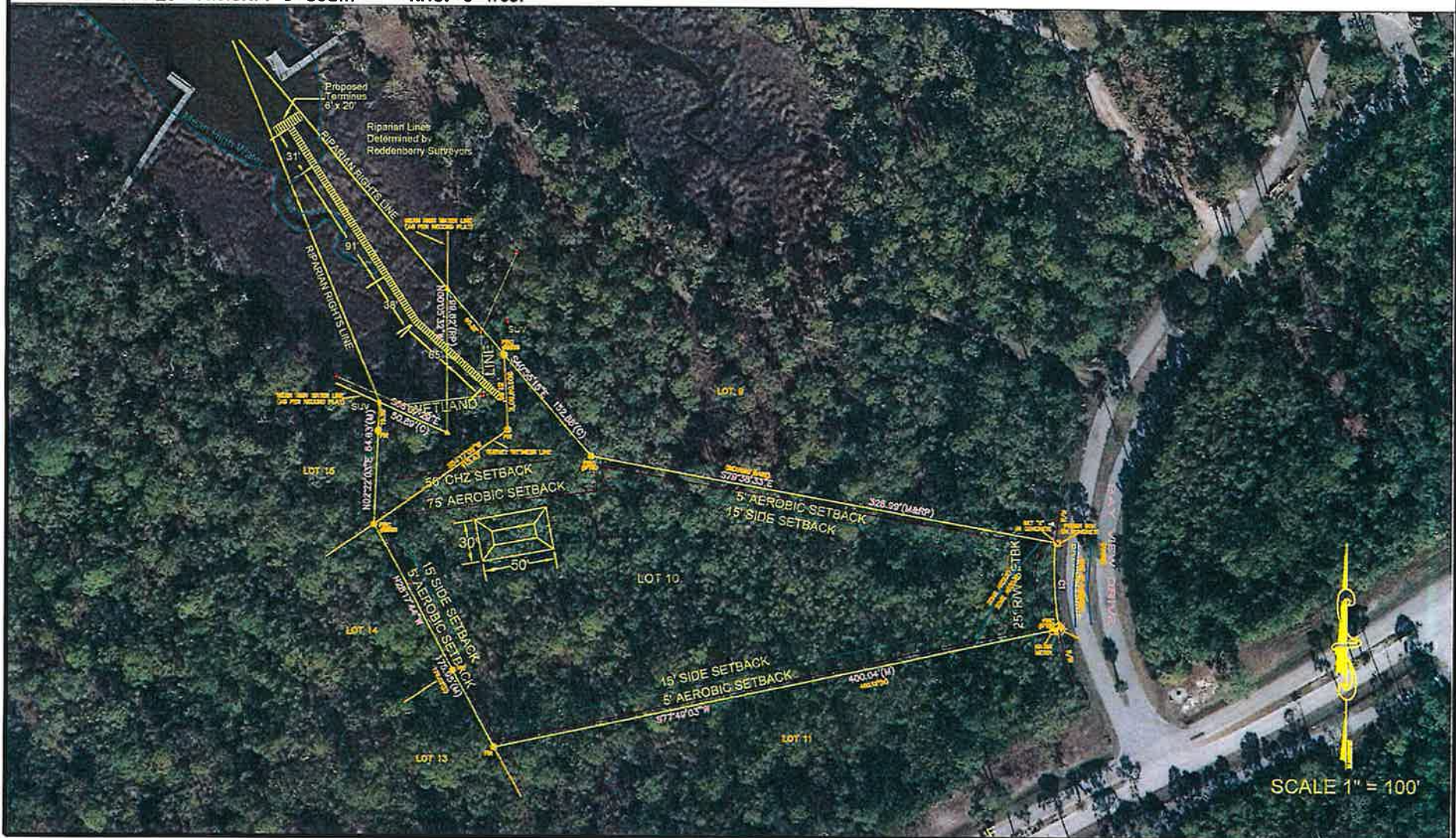
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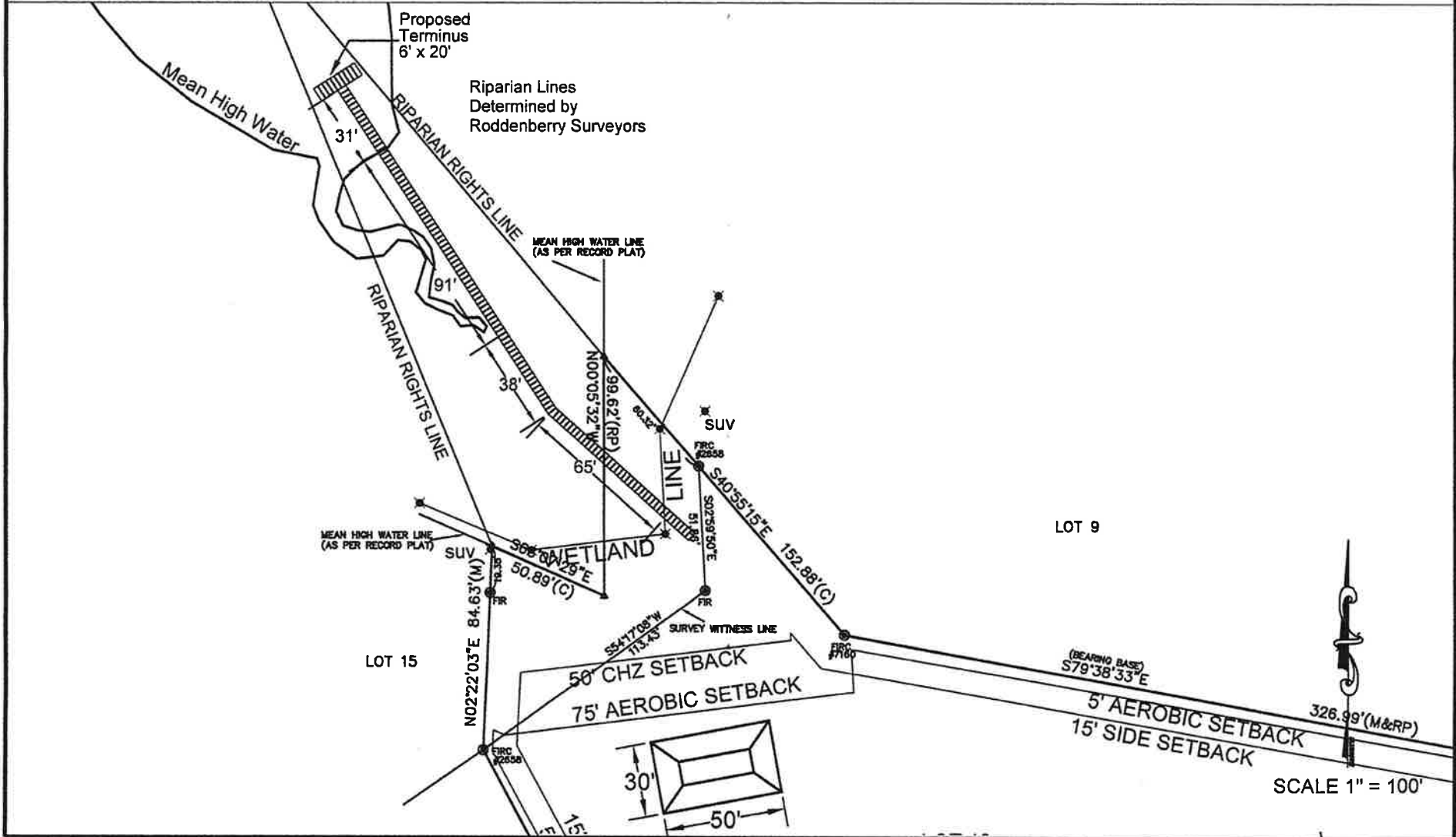
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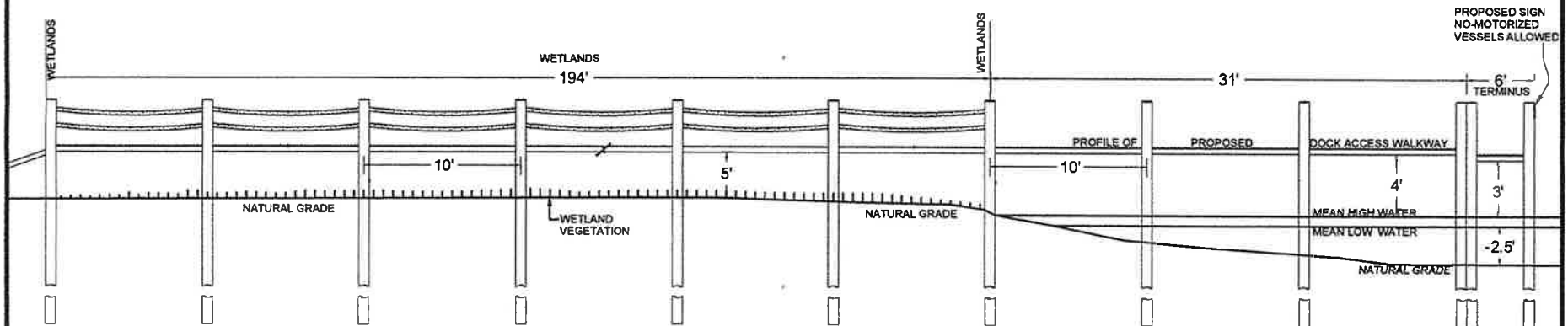
LONGITUDE: 84° 56' 2.29"

SHEET: 4/4



SECTION: 29 TWSHP: 9 South RNG: 6 West

CROSS SECTION OF PROPOSED DOCK Not To Scale





Overview



Legend

-  Parcels
-  Roads
-  City Labels

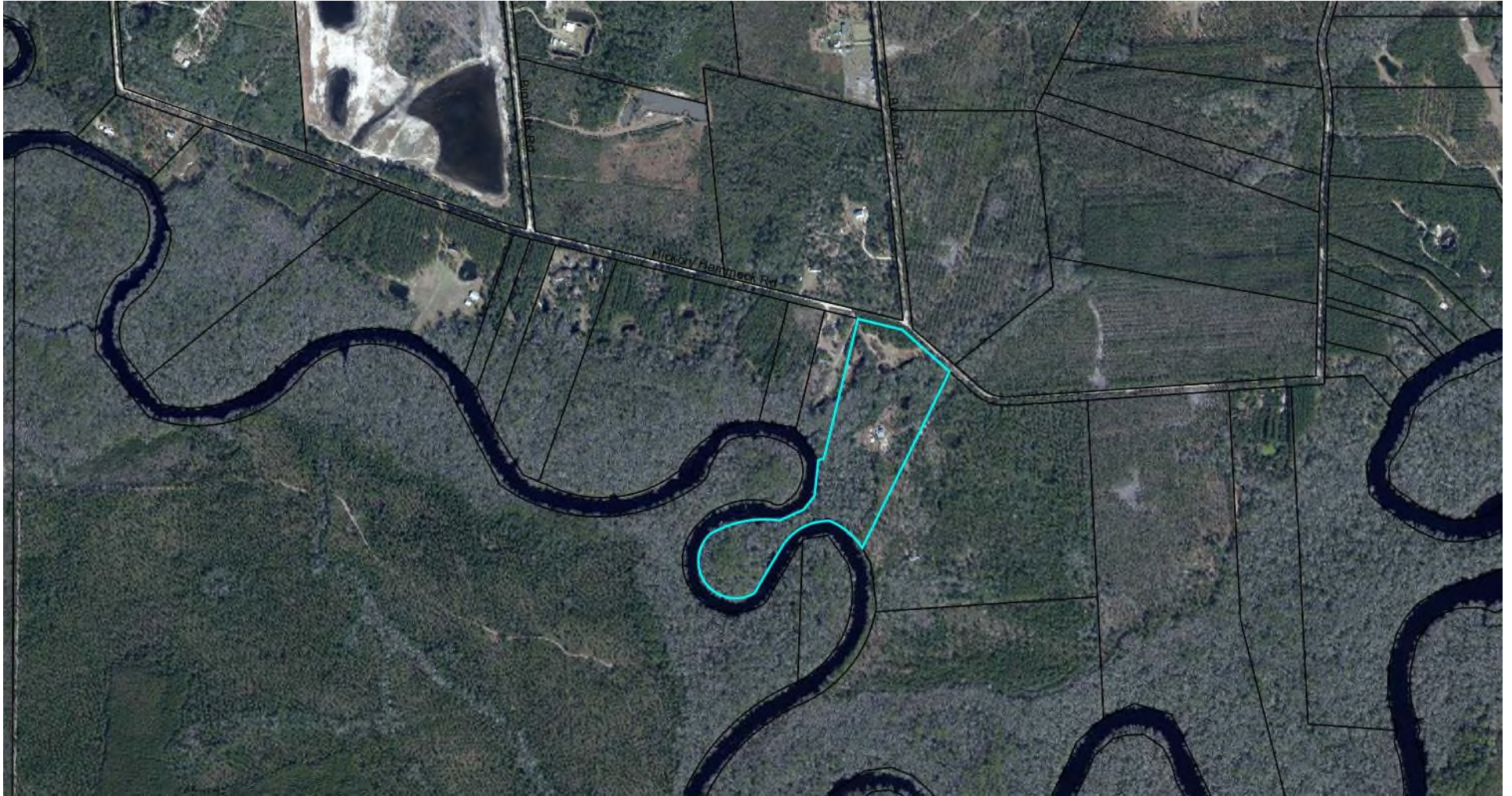
Parcel ID	29-09S-06W-7336-0000-0100	Alternate ID	06W09S29733600000100	Owner Address	SEADER DONALD J & MELINDA J
Sec/Twp/Rng	29-9S-6W	Class	VACANT		1488 WEST EAGLEVIEW DRIVE
Property Address	1839 BAYVIEW DRIVE	Acreage	100		BLOOMINGTON, IN 47403
	ST GEORGE ISLAND				
District	1				
Brief Tax Description	LOT 10 BAYVIEW VILL				

(Note: Not to be used on legal documents)

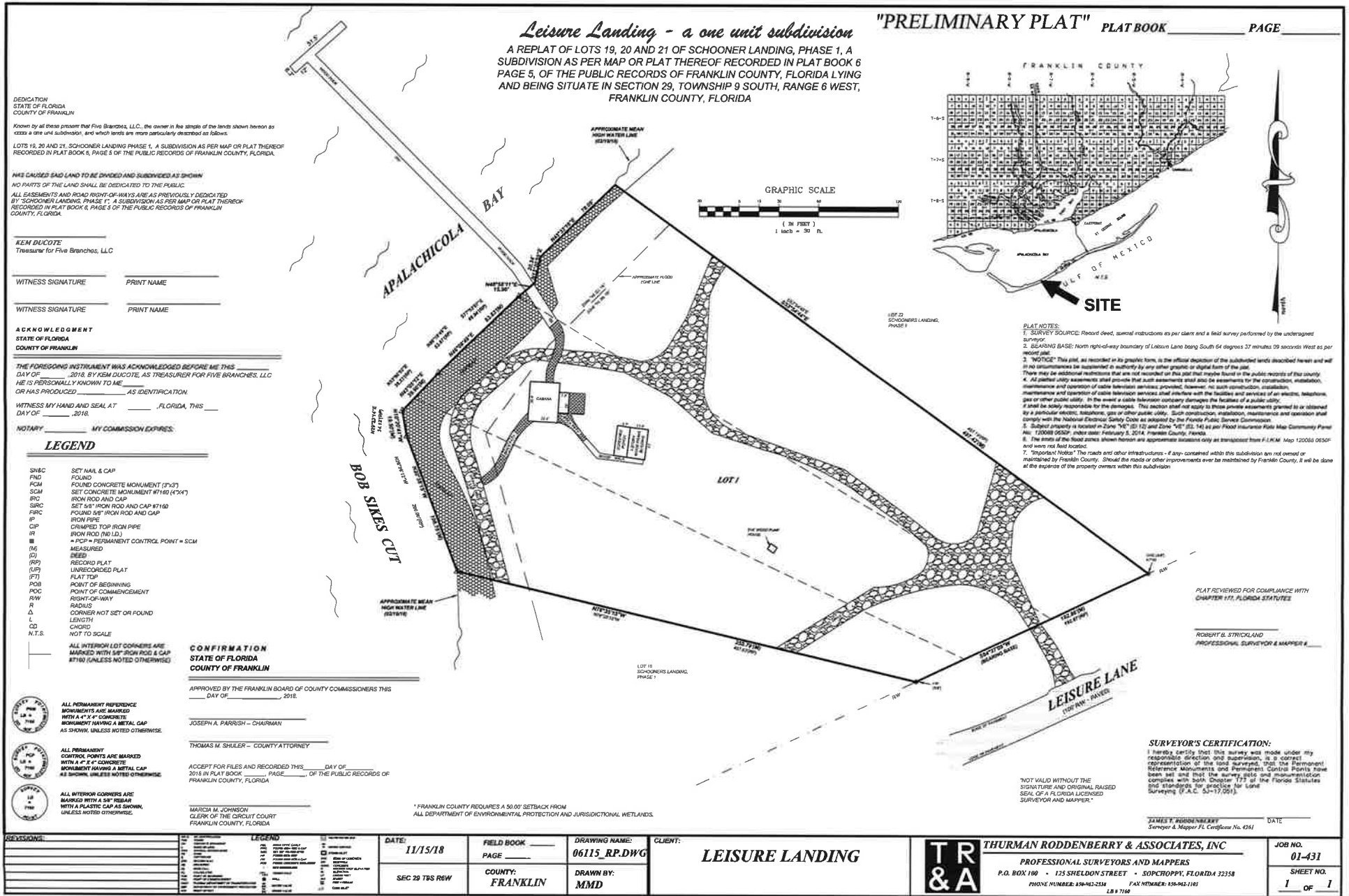
Date created: 12/17/2018
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Developed by  Schneider
 GEOSPATIAL

ITEM #4 MATHRE PROJECT



ITEM #5 BARABRA SANDERS, LEISURE LANDING



Leisure Landing - a one unit subdivision
 A REPLAT OF LOTS 19, 20 AND 21 OF SCHOONER LANDING, PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA LYING AND BEING SITUATE IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA

"PRELIMINARY PLAT" PLAT BOOK PAGE

DEDICATION
 STATE OF FLORIDA
 COUNTY OF FRANKLIN
 Known by at these present that Five Branches, LLC, the owner in fee simple of the lands shown hereon as cetera a one unit subdivision, and which lands are more particularly described as follows:
 LOTS 19, 20 AND 21, SCHOONER LANDING PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN
 NO PARTS OF THE LAND SHALL BE DEDICATED TO THE PUBLIC
 ALL EASEMENTS AND ROAD RIGHTS-OF-WAY ARE AS PREVIOUSLY DEDICATED BY SCHOONER LANDING, PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

KEM DUCOTE
 Treasurer for Five Branches, LLC
 WITNESS SIGNATURE: PRINT NAME
 WITNESS SIGNATURE: PRINT NAME

ACKNOWLEDGMENT
 STATE OF FLORIDA
 COUNTY OF FRANKLIN
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2018, BY KEM DUCOTE, AS TREASURER FOR FIVE BRANCHES, LLC HE IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION.
 WITNESS MY HAND AND SEAL AT FLORIDA, THIS DAY OF 2018.

NOTARY MY COMMISSION EXPIRES:

LEGEND

- SN&C SET NAIL & CAP
- FND FOUND
- FCM FOUND CONCRETE MONUMENT (3"x3")
- SCM SET CONCRETE MONUMENT (4"x4")
- IRC IRON ROD AND CAP
- SIRC SET 1/2" IRON ROD AND CAP #1/16"
- FIRC FOUND 5/8" IRON ROD AND CAP
- IR IRON PIPE
- CRP CRIMPED TOP IRON PIPE
- IR IRON ROD (NO LD.)
- PCP = PERMANENT CONTROL POINT = SCM
- M MEASURED
- D DIBED
- RP RECORD PLAT
- URP UNRECORDED PLAT
- FT FLAT TOP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RW RIGHT-OF-WAY
- R RADIUS
- Δ CORNER NOT SET OR FOUND
- L LENGTH
- CD CHORD
- N.T.S. NOT TO SCALE

CONFIRMATION
 STATE OF FLORIDA
 COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS DAY OF 2018.

JOSEPH A. PARRISH - CHAIRMAN

THOMAS M. SHULER - COUNTY ATTORNEY

ACCEPT FOR FILE AND RECORDED THIS DAY OF 2018, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

MARCIA M. JOHNSON
 CLERK OF THE CIRCUIT COURT
 FRANKLIN COUNTY, FLORIDA

* FRANKLIN COUNTY REQUIRES A 50.00' SETBACK FROM ALL DEPARTMENT OF ENVIRONMENTAL PROTECTION AND JURISDICTIONAL WETLANDS.

- ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4"x4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL INTERIOR CORNERS ARE MARKED WITH A 5/8" REBAR WITH A PLASTIC CAP AS SHOWN, UNLESS NOTED OTHERWISE.

REVISIONS:	LEGEND:	DATE: 11/15/18	FIELD BOOK: PAGE	DRAWING NAME: 06115_RP.DWG	CLIENT: LEISURE LANDING	THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-942-2534 FAX NUMBER: 850-942-1163 LB # 7160	JOB NO. 01-431
		SEC 29 T8S R6W	COUNTY: FRANKLIN	DRAWN BY: MMD			SHEET NO. 1 OF 1

PLAT NOTES:
 1. SURVEY SOURCE: Record deed, several subdivisions as per client and a field survey performed by the undersigned surveyor.
 2. BEARING BASE: North right-of-way boundary of Leisure Lane being South 64 degrees 37 minutes 09 seconds West as per record plat.
 3. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat.
 4. All further utility assessments shall provide that such assessments and also be assessments for the construction, installation, maintenance and operation of cable television services provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private assessments granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
 5. Subject property is located in Zone "M" (S) 12 and Zone "M" (S) 14 as per Flood Insurance Rate Map Community Panel No. 12008B 0503P, effective February 5, 2014, Franklin County, Florida.
 6. The ends of the block corners shown herein and approximate bearings only as transmitted from F.L.N.M. Map 12008B 0503P and were not field located.
 7. "Important Notice" The roads and other infrastructures - if any - contained within this subdivision are not owned or maintained by Franklin County. Should the roads or other improvements ever be maintained by Franklin County, it will be done at the expense of the property owners within this subdivision.

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 173, FLORIDA STATUTES

ROBERT B. STROCKLAND
 PROFESSIONAL SURVEYOR & MAPPER #

SURVEYOR'S CERTIFICATION:
 I hereby certify that this survey was made under my responsible direction and supervision, is a correct representation of the land surveyed, that the Permanent Reference Monuments and Permanent Control Points have been set and that the survey data and monumentation comply with both Chapter 173 of the Florida Statutes and standards for practice for land surveying (F.A.C. 53-17.05).

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JAMIE F. RODDENBERRY
 Surveyor & Mapper FL Certificate No. 4261