

Franklin County Planning & Zoning Agenda

March 12, 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, February 12, 2018.
2. Review of the Monthly Building Report for February, 2019.

RE-ZONING & LANDUSE APPLICATION:

3. Consideration of a request for a Land Use Change from Single Family Home Industry/ Residential District to Commercial Recreation. Re-Zoning from R-4/R-1 Single Family Home Industry & Residential to C-3 Commercial Recreation of a 3.23 acre parcel. Also known as 889 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Chester Creamer, applicant.

COMMERCIAL SITE PLAN REVIEW:

4. Consideration of a request for Commercial Site Plan Review to construct a 5,000 square foot metal building that will be used as lawn, landscaping, and fencing business. Located in Section 31, Township 8 South, Range 6 West, also known as 19 Jefferson Street , Eastpoint Franklin County, Florida. Request submitted by Jeff Betsill, applicant.

SKETCH PLAT APPROVAL:

5. Consideration of a request for Sketch Plat Approval of a 17 lot subdivision named "Southland II," an 18.5 Acre parcel, lying in section 34 Township 8 South, Range 8 West, located in Apalachicola, Franklin County, Florida. Request submitted by Thomas Shuler, applicant.

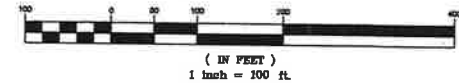
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
COASTLINE RENTAL, LLC.,
CAPITAL CITY BANK,
TALLAHASSEE TITLE GROUP, LLC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTES:

1. **SURVEY SOURCE:** Record deeds, special instructions as per client, and a field survey performed by the undersigned surveyor.
2. **BEARING REFERENCE:** Southwesterly boundary of subject parcel being North 30 degrees 00 minutes 00 seconds West as per deed.
3. **NO IMPROVEMENTS** have been located in this survey as per clients special request.
4. **VISIBLE ENCROACHMENTS** have not been located as per clients special request.
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. See attached sheet for legal description.



GRAPHIC SCALE



LEGEND

- △ POINT NOT SET OR FOUND
- FIRC FOUND IRON ROD & CAP
- SIRC SET 5/8" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- M MEASURED
- D DEED CALL
- RW RIGHT-OF-WAY
- NOT TO SCALE
- FIR FOUND IRON ROD (5/8")

FLOOD ZONE INFORMATION:

Subject property is located in Zone X(300Y), AE(EL14), AE(EL15) & VE(EL15) as per Flood Insurance Rate Map Community Pinel No: 120088 0414F, index date: February 5, 2014, Franklin County, Florida.

TR & A			
THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538		FAX NUMBER: 850-962-1103	
DATE: 05/09/14		DRAWN BY: MMD	
FILE: 94558.DWG		DATE OF LAST FIELD WORK: 05/09/14	
N.B. 543 PG 59		COUNTY: FRANKLIN	
JOB NUMBER: 94-558			

REVISED 11/27/17; RECERTIFICATION ONLY (NOT FIELD UPDATED)
 REVISED: 02/05/14; REVISED PARCEL NUMBERS

POINT OF COMMENCEMENT (TRACT 9)
 NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA.

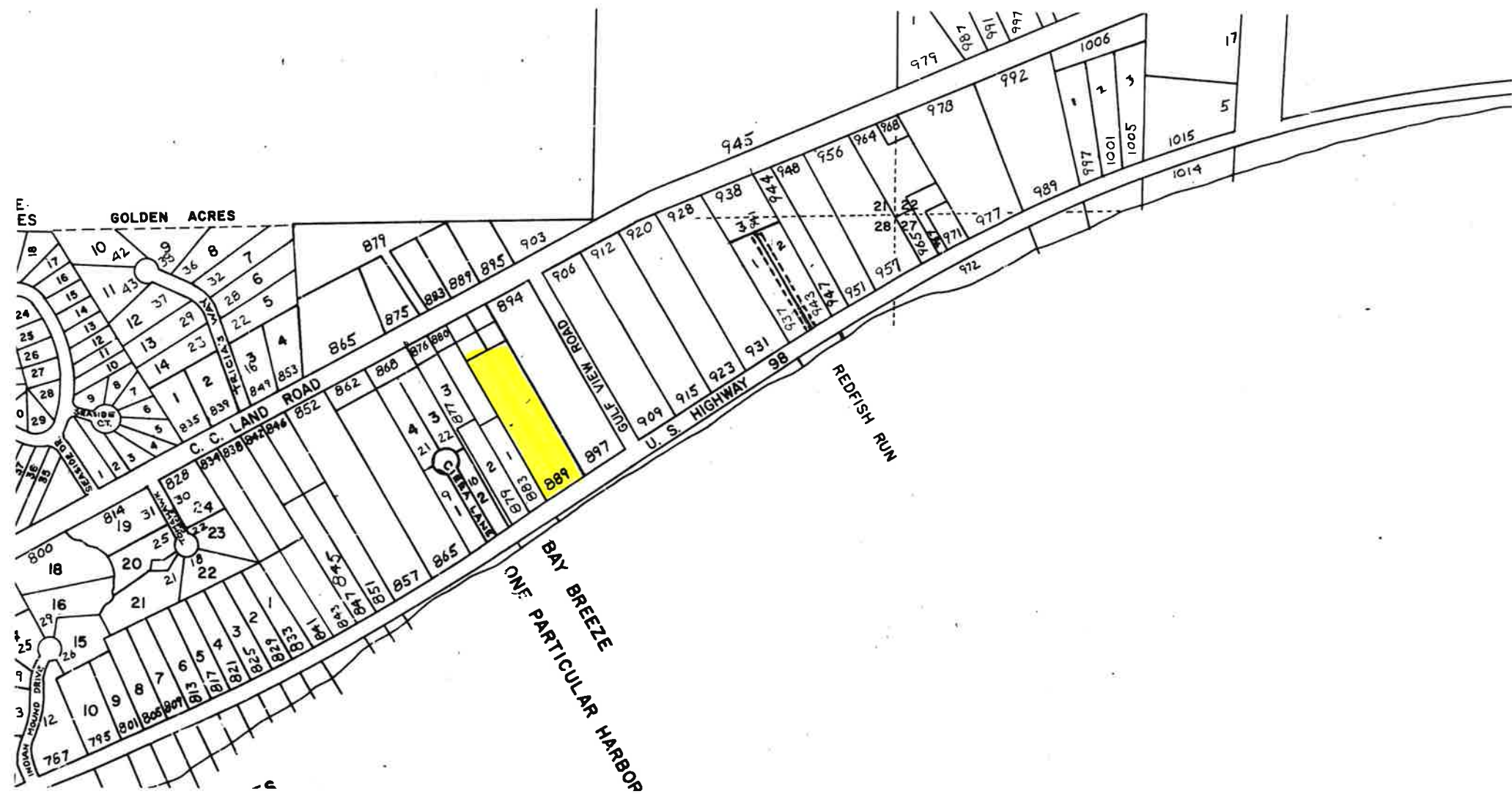
POINT OF COMMENCEMENT
 NORTHWEST CORNER OF FRACTIONAL SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA.

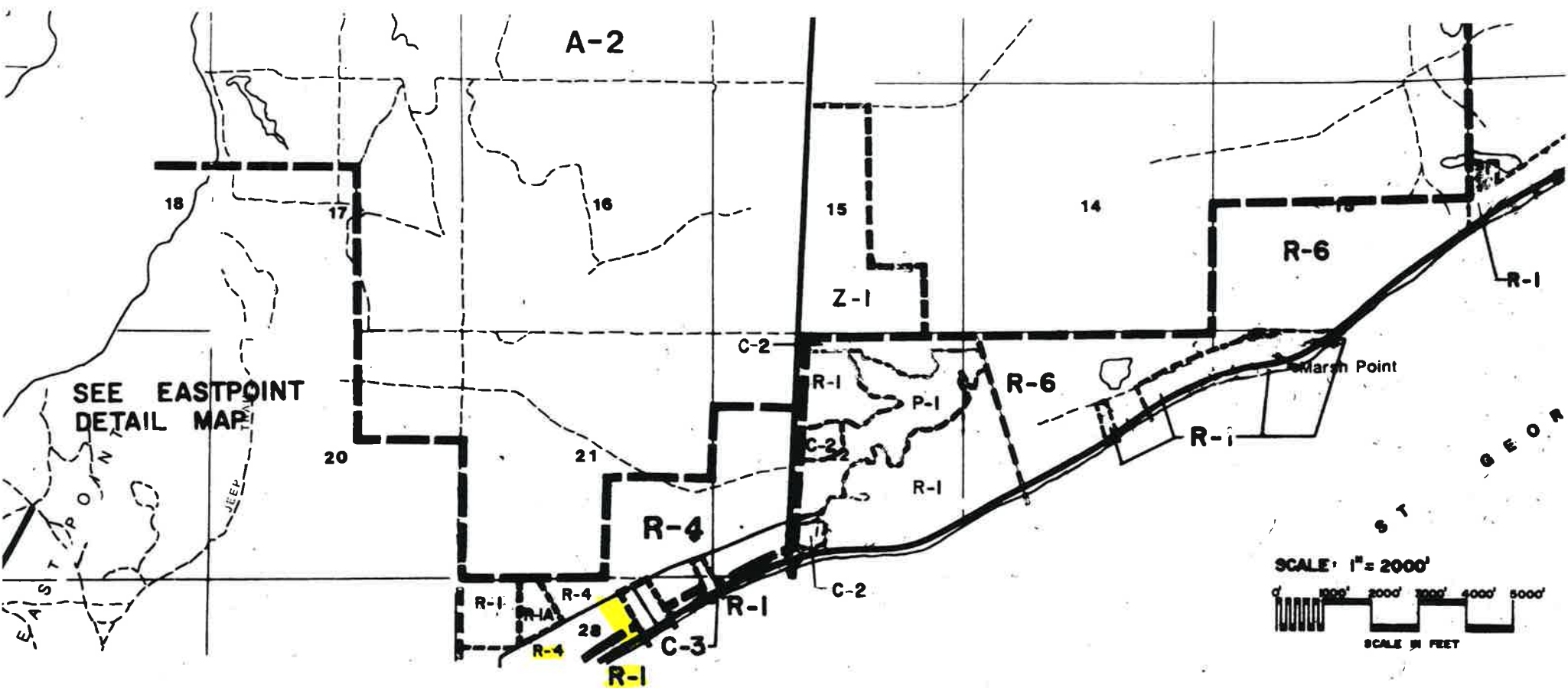
I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5A-17 Florida Administrative Code).

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, unrecorded deeds, easements or other instruments which could affect the boundaries.

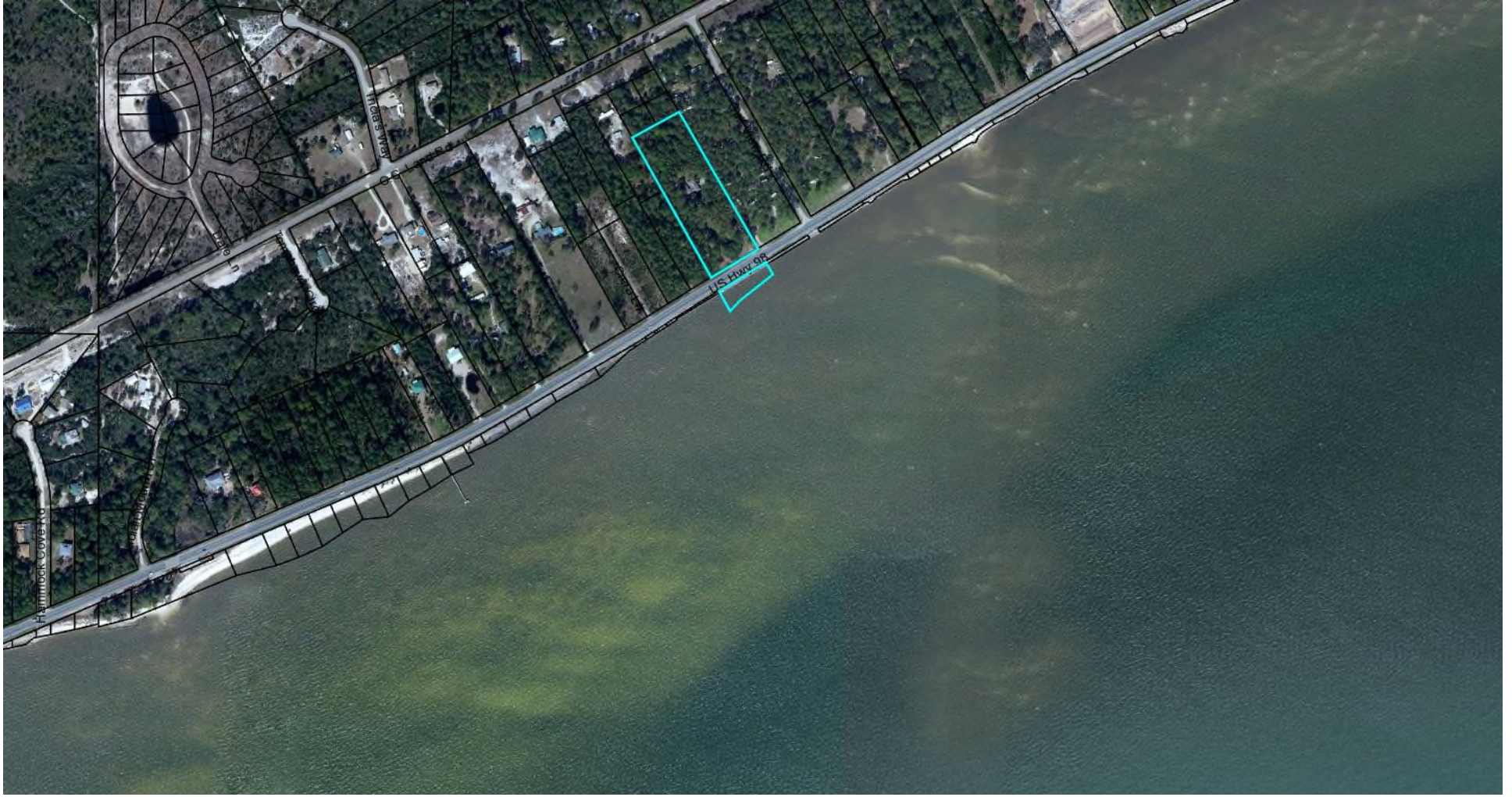
THURMAN RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4261



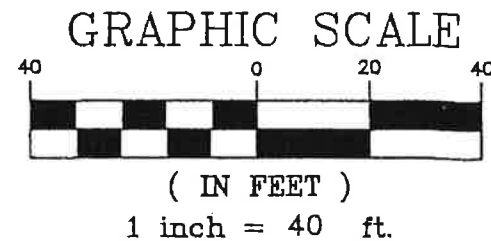




Current zoning: R1/R4





PLAT OF OF SPECIFIC PURPOSE TO SHOW PROPOSED BUILDING LOCATION CERTIFIED TO:
JEFF BETSILL POINT OF BEGINNING N03°50'01"W (BEARING BASE) 1



POINT OF COMMENCEMENT

THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER
OF FRACTIONAL SECTION 31, TOWNSHIP 8 SOUTH, RANGE
6 WEST, FRANKLIN COUNTY, FLORIDA.

LEGEND

M	MEASURED
D	RECORD DEED
R/W	RIGHT-OF-WAY
	NOT TO SCALE
	POINT NOT SET OR FOUND
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
X=12.61'	GROUND ELEVATION
WL	WETLANDS LINE

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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. RODOENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

N O T E S:

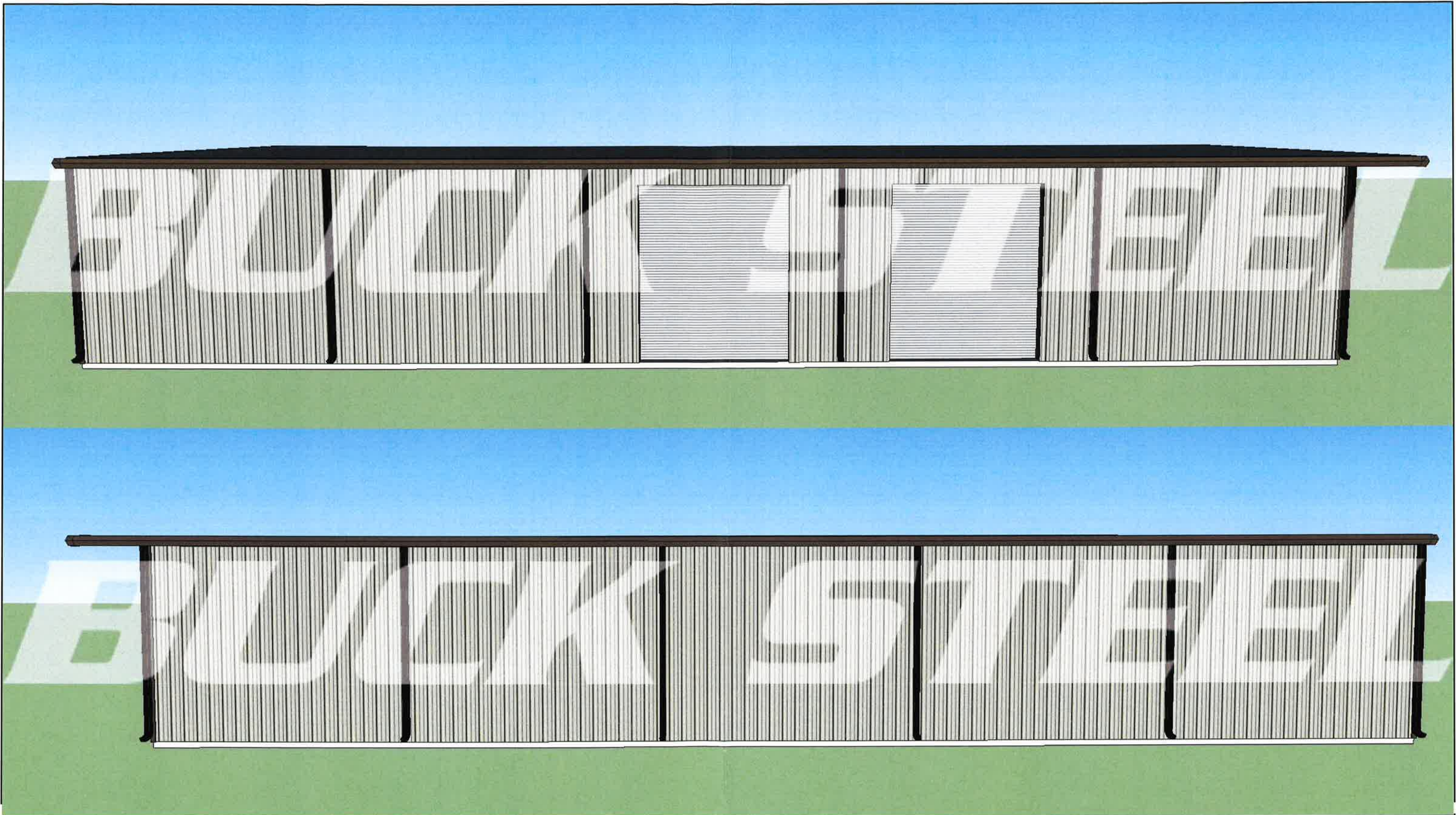
1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly boundary of subject parcel being East as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than 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 depicted hereon were established using NAVD 1988 datum.

F L O O D Z O N E I N F O R M A T I O N:

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

REVISED 2/13/19: REVISE PARKING SPACES-BB
REVISED 2/7/19: ADD PARKING SPACES-BB

TR &A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1183 LB # 7160		
DATE: 10/29/18	DRAWN BY: BB	N.B. PG.	COUNTY: Franklin
FILE: 18270.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 18-270	



<p>This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.</p>	<p>NOT FOR CONSTRUCTION</p>		
<p> Buck Steel, Inc. 6855 Lyons Technology Circle, Suite 18 Coconut Creek FL 33073</p>	<p>Front & Back Elevations Jeff Betsill</p>		<p>50' x 100' x 16' 1:12 Eastpoint FL 32328 Franklin County 02/01/2019</p>



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

NOT FOR CONSTRUCTION

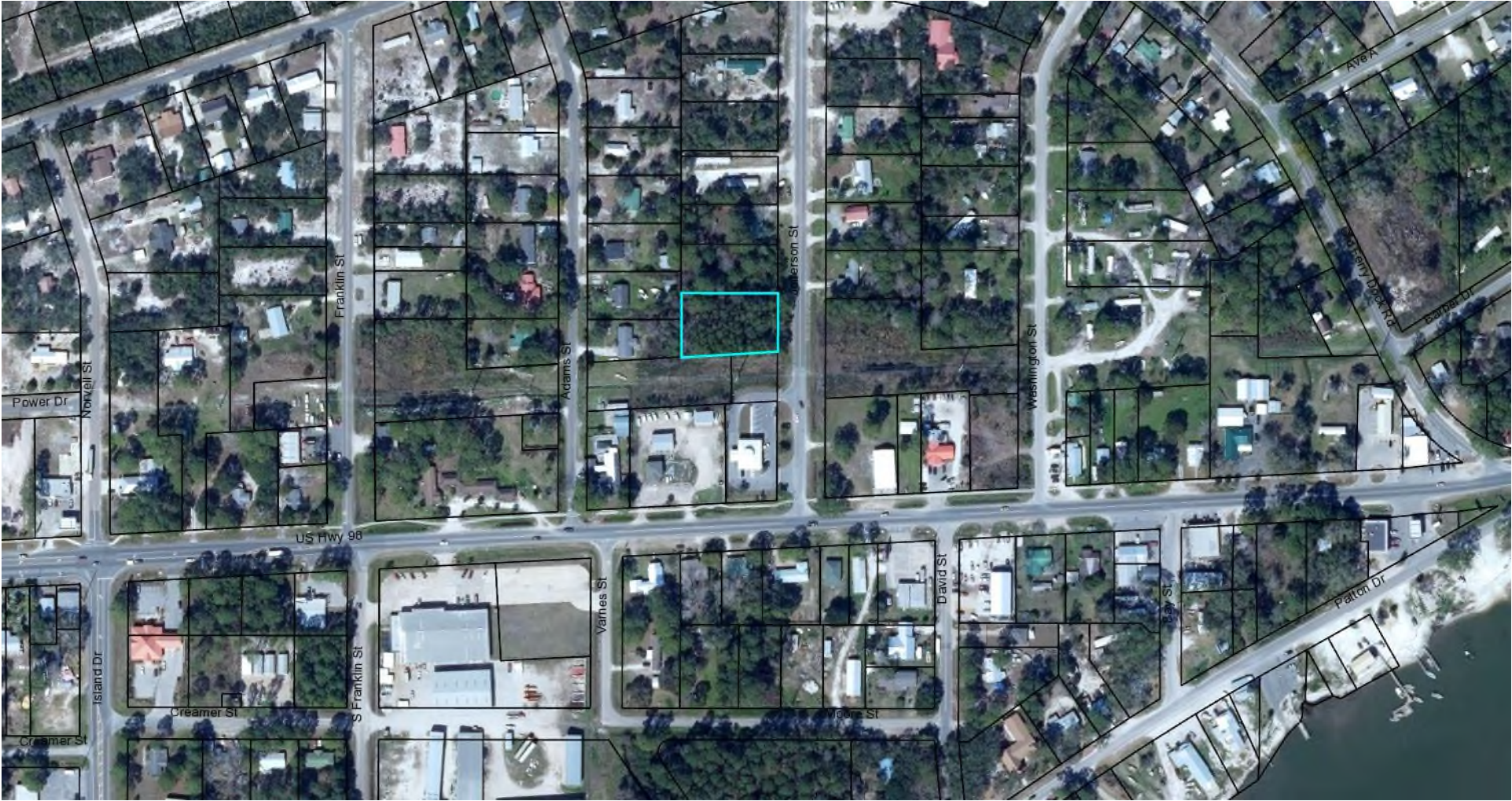


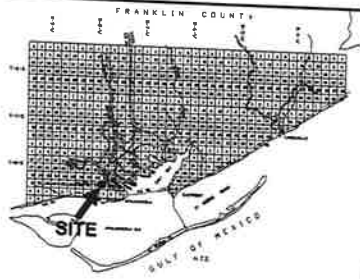
Buck Steel, Inc.
6855 Lyons Technology Circle, Suite 18
Coconut Creek FL 33073

Left & Right Elevations
Jeff Betsill

50' x 100' x 16' 1:12
Eastpoint FL 32328
Franklin County

02/01/2019





SOUTHLAND II

PRELIMINARY PLAT FOR PROPOSED SUBDIVISION

A REPLAT OF LOTS 66, 67 and 77 OF SOUTHLAND, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA, LYING AND BEING SITUATE IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 8 WEST, FRANKLIN COUNTY, FLORIDA, LYING WITHIN THE CITY LIMITS OF APALACHICOLA, FLORIDA.

PLAT BOOK

PAGE



DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

Known by all these present that SHULER LIMITED PARTNERSHIP, the owner in fee simple of the lands shown herein as PROPOSED SUBDIVISION, a sixteen unit subdivision, and which lands are more particularly described as follows:

LOTS 66, 67 and 77 OF SOUTHLAND, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4 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 RIGHT-OF-WAYS AS PREVIOUSLY DEDICATED BY "SOUTHLAND" A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

MICHAEL SHULER
President of Shuler Limited Partnership, a Limited Partnership

WITNESS SIGNATURE _____ PRINT NAME _____

WITNESS SIGNATURE _____ PRINT NAME _____

PLAT NOTES

1. SURVEY SOURCE: Record deed, record plat, special instructions as per client and a field survey performed by the undersigned surveyor.
2. BEARING BASE: Western right of way boundary of Peachtree Road having an assumed bearing of South 30 degrees 43 minutes 48 seconds East.
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 superseded in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
4. All plotted utility easements shall provide that such easements shall also be easements 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 desires the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements 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 "A" as per Flood Insurance Rate Map Community Panel No. 120089 0301P, index date: February 5, 2014, Franklin County, Florida.
6. "Important Notice" The roots 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.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY SHULER LIMITED PARTNERSHIP OWNER BY MICHAEL SHULER, HEREIN AS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT _____, FLORIDA, THIS _____ DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES _____

DATE: 01/31/19

FELD BOOK _____

DRAWING NAME: 19023RP.DWG

SEC 34 T8S R8W

COUNTY: FRANKLIN

DRAWN BY: BB



THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-3518 FAX NUMBER: 850-962-3103
E&F 7/06

JOB NO. 19-023

SHEET NO. 1 OF 1

LEGEND

- SMC SET NAIL & CAP
 - FND FOUND
 - FCM FOUND CONCRETE MONUMENT (3"X3")
 - RC SET CONCRETE MONUMENT #7160 (4"X4")
 - IRC IRON ROD AND CAP
 - 5/8" IRON ROD AND CAP #7160
 - 5/8" IRON ROD AND CAP
 - CP CHAIN PIPE
 - IR IRON ROD (NO ID.)
 - R R
 - B B
 - M MEASURED
 - DEEDS
 - RECORD PLAT
 - UNRECORDED PLAT
 - PLAT TOP
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - RIGHT-OF-WAY
 - RADIUS
 - CORNER NOT SET OR FOUND
 - LENGTH
 - CHORD
 - NOT TO SCALE
 - N.T.S.
- ALL INTERIOR LOT CORNERS ARE MARKED WITH 3/8" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

BUILDING SETBACKS
FRONT = 20 FEET
SIDE = 7.5 FEET
REAR = 10 FEET

- ALL PERMANENT REFERENCE MONUMENTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL PERMANENT CONTROL POINTS ARE MARKED WITH A 4" X 4" CONCRETE MONUMENT HAVING A METAL CAP AS SHOWN, UNLESS NOTED OTHERWISE.
- ALL INTERIOR CORNERS ARE MARKED WITH A 3/8" IRON ROD & CAP #7160, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I hereby certify that this survey was made under my personal direction and supervision, in a correct and accurate manner, and that the Permanent Reference Monuments and Permanent Points have been established and that the survey data and computations comply with both Chapters 177 of the Florida Statutes and the Florida Board of Surveying and Mapping Rules (FSR 177-001).

JAMES T. RODDENBERRY
Surveyor & Mapper P.E. License No. 4241

CONFIRMATION STATE OF FLORIDA COUNTY OF FRANKLIN

APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2019.

CHAIRMAN

COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS _____ DAY OF _____, 2019, IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

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

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

PLAT REVIEWED FOR COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES

ROBERT B. STROBLAND
PROFESSIONAL SURVEYOR & MAPPER #218