

Franklin County Planning & Zoning Agenda

April 9, 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, March 12, 2019 as mailed.
2. Review of the Monthly Building Report for March 2019.

Critical Shoreline Application:

3. Consideration of a request to construct a Single Family Residential Dock located at Lot 11, Bay Cove Village, 2019 Turpentine Trail, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 371'ft. x 4' ft. with a 8' ft. x 20' ft. Terminus, with (2) 12' ft. x 20' ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates. Inc. agent for Steve & Heather Rash, applicant. (Proposed House)

Final Plat Approval:

4. Consideration of a request for a Final Sketch Plat Approval of a 17 lot subdivision. Lying in section 34, Township 8 South, Range 6 West, located in Apalachicola, Franklin County, Florida. Request submitted by Thomas Shuler, applicant.

Commercial Site Plan Review:

5. Consideration of a request to construct a 1,746 sq. ft. shed and enclose the existing Garden Center. Located in Section 31, Township 8 South, Range 6 West, also known as 268 US Highway 98, Eastpoint, Franklin County Florida. Request submitted by Oliver Sperry, agent for Taylor's Building Supply, applicant.

Land Use & Re Zoning Change:

6. Consideration of a request for a Land Use and Re Zoning Change from R-2 (Single-Family Residential/Mobile Home) and C-2 (Commercial Business District) to a PUD (Planned Unit Development) of a 57.08 acre parcel located at 105 Island Drive, Eastpoint, Franklin County Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, agent for Serenity Seaside Resort LLC, applicant.

ITEM #3 RASH PROJECT

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Steve Rash

WATERBODY/CLASS: Apalachicola Bay / ClassII / OFW / AP

PURPOSE: Dock Permit

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 22 TOWNSHIP: 9 South

RANGE: 10 West

JOB: 19-028

DEP:

COE:

OTHER:

DATE: February 28, 2019

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Steve Rash

WATERBODY/CLASS: Apalachicola Bay / ClassII / OFW / AP

PURPOSE: Residential Dock

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 22 TOWNSHIP: 9 South

RANGE: 6 West

JOB: 19-028

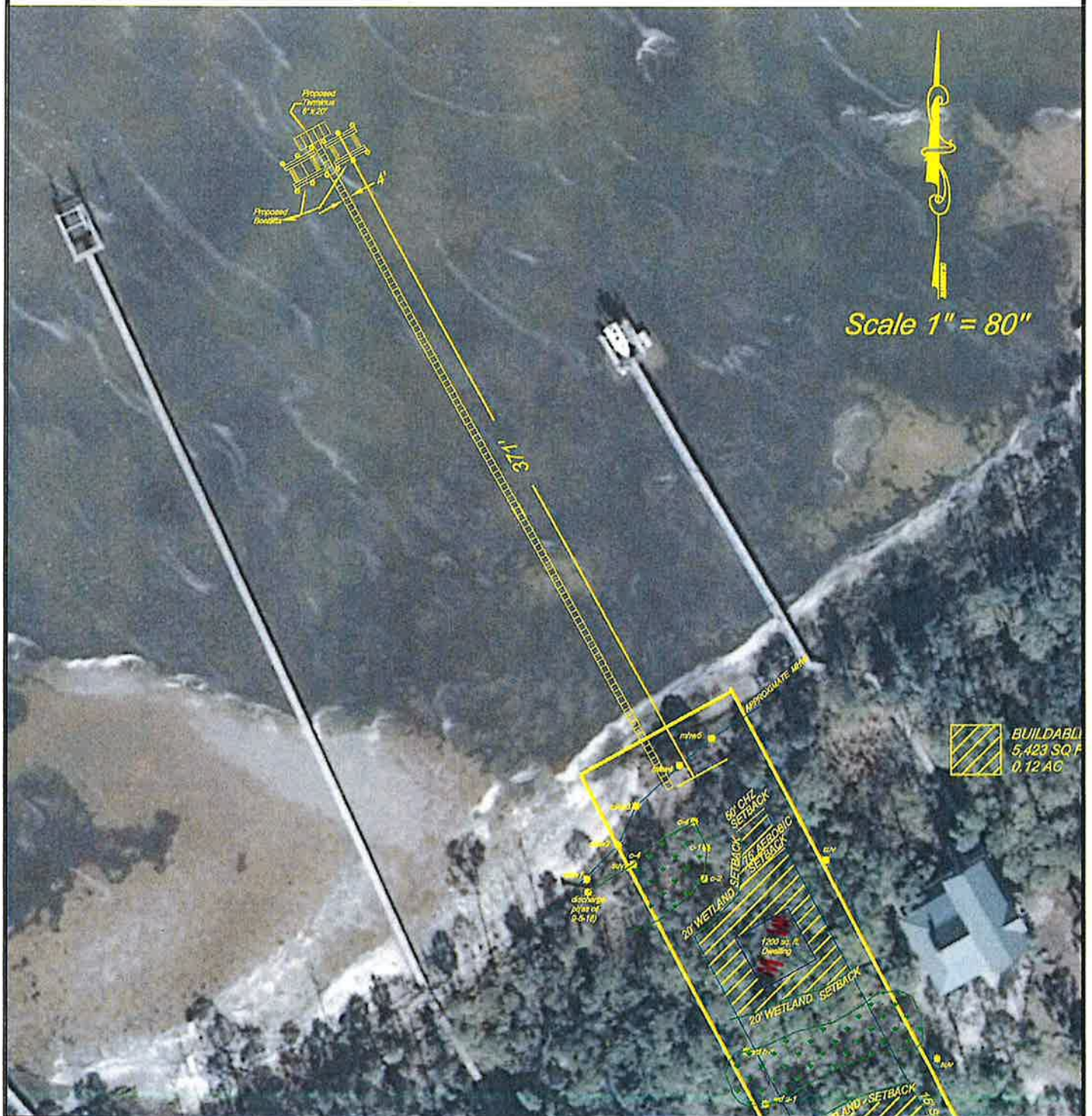
DEP:

COE:

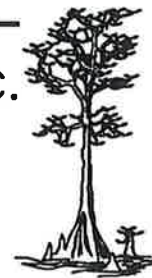
OTHER:

DATE: February 28, 2019

SHEET: 2/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Steve Rash

WATERBODY/CLASS: Apalachicola Bay / ClassII / OFW / AP

PURPOSE: Residential Dock

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 22 TOWNSHIP: 9 South

RANGE: 6 West

JOB: 19-028

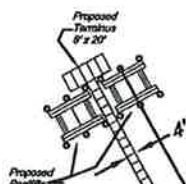
DEP:

COE:

OTHER:

DATE: February 28, 2019

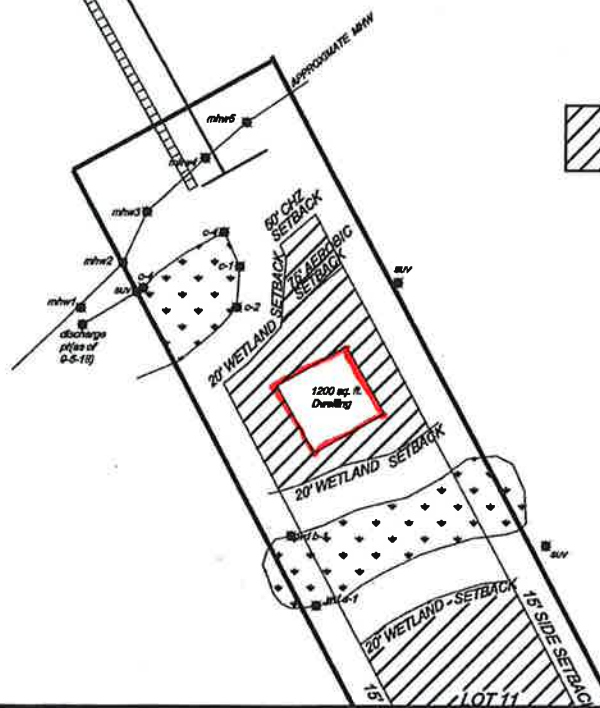
SHEET: 1/4



371'



Scale 1" = 80"



BUILDABLE AREA
5,423 SQ FT
0.12 AC

BUILDABLE AREA
11,520 SQ FT

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: Steve Rash

WATERBODY/CLASS: Apalachicola River

PURPOSE: Residential Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 19-028

DEP:

COE:

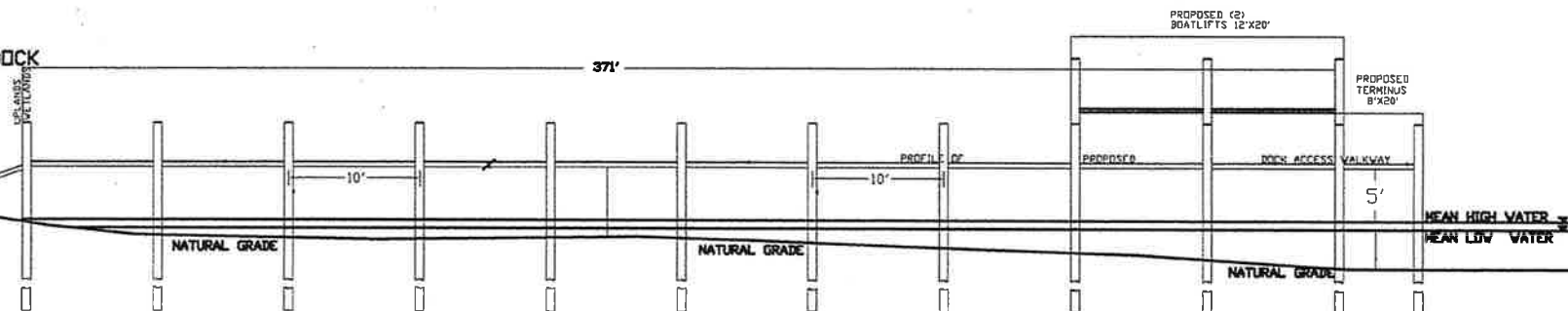
OTHER:

DATE: February 28, 2019

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale



These drawings are for
permitting purposes
only. Not intended for
construction purposes

Owner



Overview



Legend

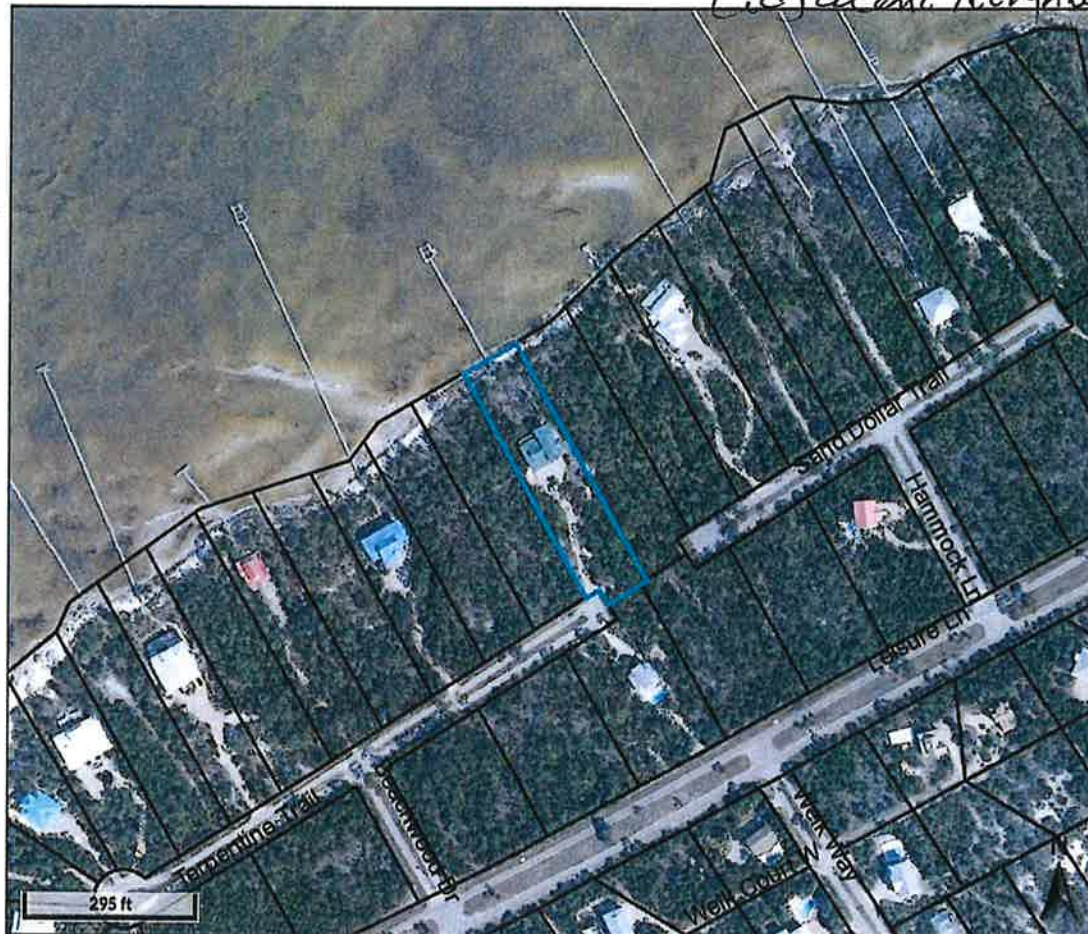
- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	29-095-06W-7338-0000-0110	Alternate ID	06W09529733800000110	Owner Address	RASH STEVEN C & HEATHER A
Sec/Twp/Rng	29-9S-6W	Class	VACANT		P.O. BOX 121
Property Address	2019 TURPENTINE TRAIL	Acreage	n/a		APALACHICOLA, FL 32329
	ST GEORGE ISLAND				
District	1				
Brief Tax Description	LOT 11 BAY COVE VILL				
	(Note: Not to be used on legal documents)				

Date created: 3/11/2019
Last Data Uploaded: 3/11/2019 7:14:44 AM

Developed by  **Schneider**
GEOSPATIAL


Adjacent Neighbor



Overview



Legend

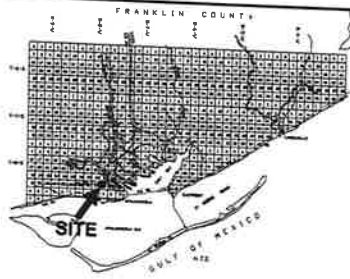
-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7338-0000-0100	Alternate ID	06W09S29733800000100	Owner Address	RATLIFF H DONALD & GLYNDA P
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAM		1536 SEASIDE DR
Property Address	2015 TURPENTINE TRAIL (BEACHWOOD DR) "CAPSIZED"	Acreage	n/a		ST GEORGE ISLAND, FL 32328
District	1				
Brief Tax Description	LOT 10 BAY COVE VILL				
	(Note: Not to be used on legal documents)				

Date created: 3/11/2019
Last Data Uploaded: 3/11/2019 7:14:44 AM

Developed by  **Schneider**
GEOSPATIAL

ITEM #4 SHULER PROJECT



LEGEND

- SMC SET MAIL & CAP
- FOUN FOUND
- CONC CONCRETE MONUMENT (3"x3")
- SET SET CONCRETE MONUMENT #7150 (4"x4")
- IRON IRON ROD AND CAP #7160
- FOUND 5/8" IRON ROD AND CAP
- CHP CHAIRS TOP IRON PIPE
- IRON IRON ROD (NO ID.)
- FOR FOR PERMANENT CONTROL POINT = SCM
- MEAS MEASURED
- DEED DEED
- RECOR RECORDED PLAT
- UNRE UNRECORDED PLAT
- PLAT PLAT
- POB POINT OF BEGINNING
- POINT POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- R/W R/W
- RADIUS
- CORNER CORNER NOT SET OR FOUND
- LENGTH
- CHORD
- NOT TO SCALE
- ALL INTERIOR LOT CORNERS ARE MARKED WITH 5/8" IRON ROD & CAP #7160 (UNLESS NOTED OTHERWISE)

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

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

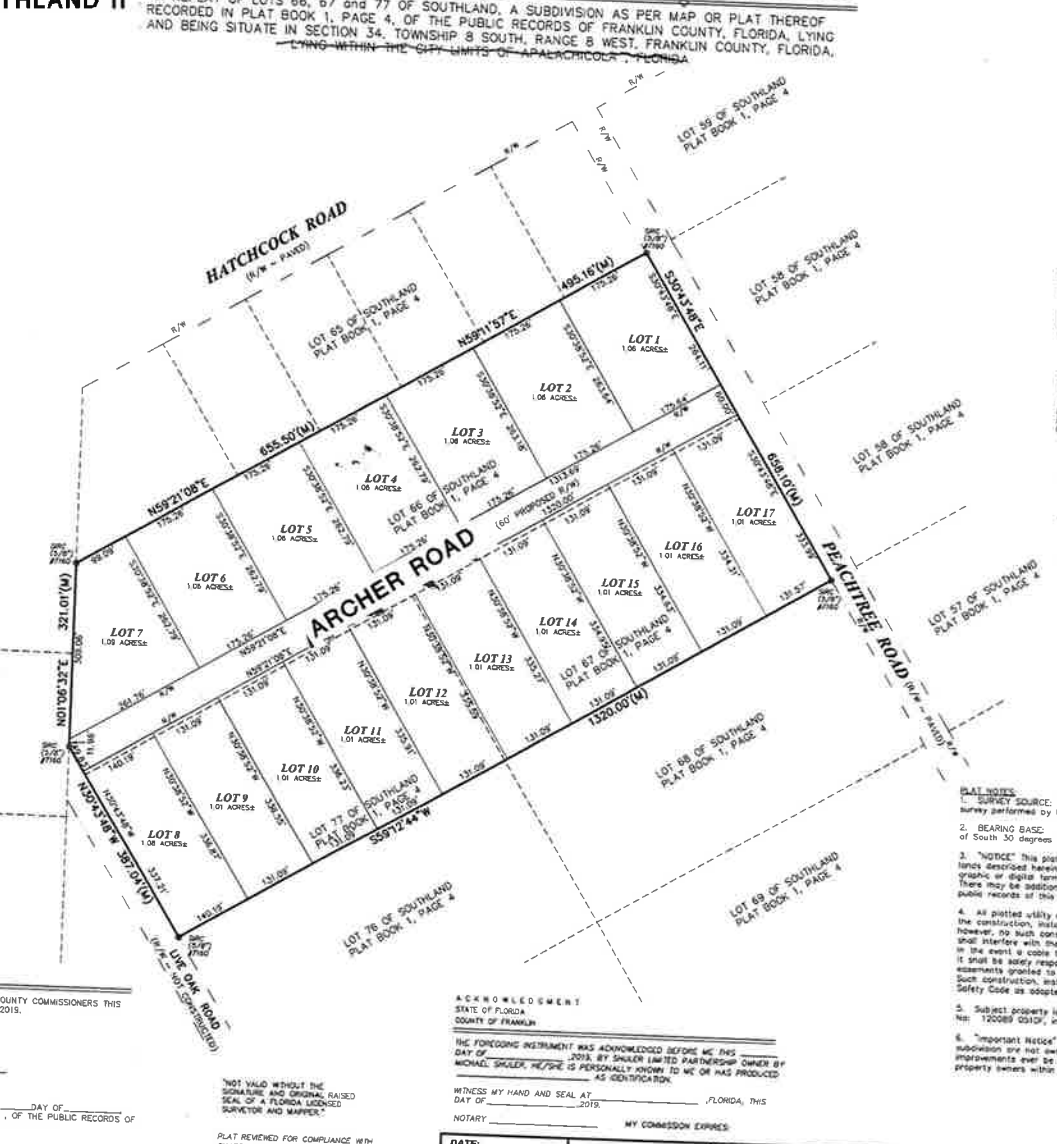
SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was made under my personal direction and supervision, in a correct and accurate manner, and that the survey was made in accordance with the laws and regulations of the State of Florida, and that the survey was made in accordance with the standards and practices of the Surveying and Mapping Profession in Florida.

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

DATE _____

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** _____

GRAPHIC SCALE
1" = 100 FT
1" = 100 FT

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:

- SURVEY SOURCE:** Record deed, record plat, special instructions as per client and a field survey performed by the undersigned surveyor.
- BEARING BASE:** Western right of way boundary of Peachtree Road having an assumed bearing of South 30 degrees 43 minutes 48 seconds East.
- "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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television service; provided, however, no such construction, installation, maintenance and operation of cable television service 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.
- Subject property is located in Zone "B" as per Flood Insurance Rate Map Community Panel No. 120089 0301P, index date: February 5, 2014, Franklin County, Florida.
- "Important Notice" The roots and other infrastructure - 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 _____

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 S. STROHLAND
PROFESSIONAL SURVEYOR & MAPPER #218

DATE: 01/31/19

FIELD BOOK: _____

PAGE: _____

DRAWING NAME: 19023RP.DWG

SEC 34 T8S R8W

COUNTY: FRANKLIN

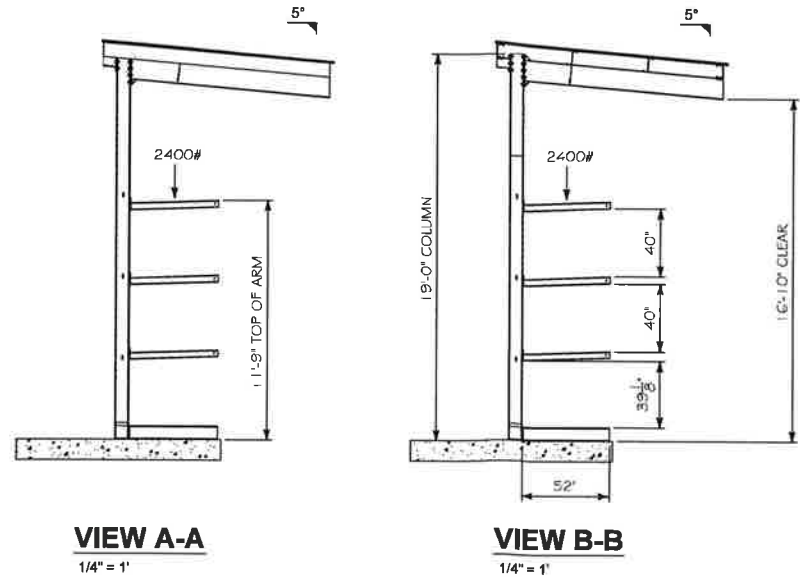
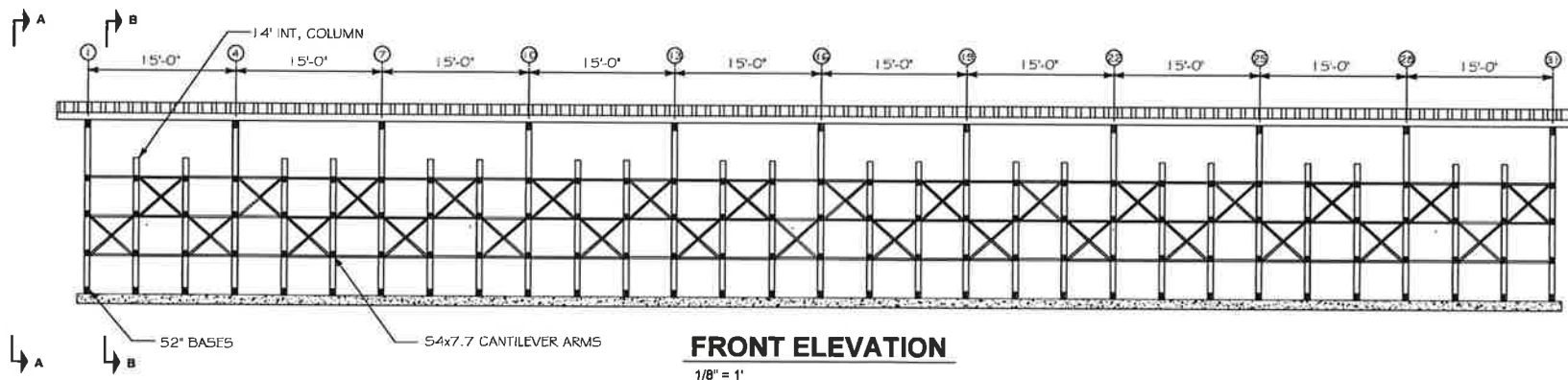
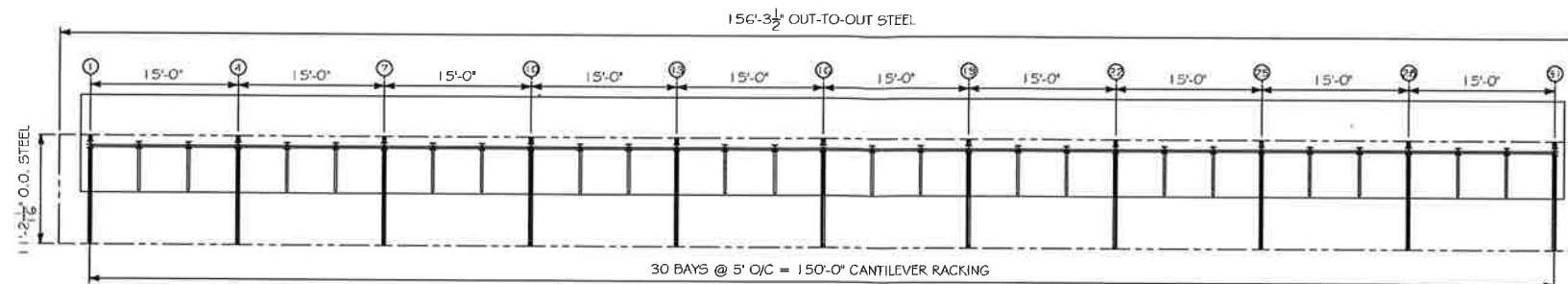
DRAWN BY: BB

THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-963-3518 FAX NUMBER: 754-963-1101
E&M 7/2006

JOB NO. 19-023
SHEET NO. 1 OF 1

ITEM #5 TAYLOR'S BUILDING SUPPLY PROJECT





REVISIONS	
NO.	DATE
1.	3/22/19

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CUSTOMER APPROVAL

COMPANY NAME: _____

SIGNED BY: _____

TITLE: _____

DATE: _____

COMMENTS: _____

Krauter
auto-stak

1435 BROOKVILLE WAY SUITE C
WILMINGTON, IL 60481-1037
PH. (800) 313-6562
FAX (312) 542-0961
NEW JERSEY OFFICE
PH. (201) 356-9070
FAX (201) 356-0320

auto-stak
SYSTEMS, CA INC

742 KING ST WEST
HAMILTON, ONTARIO
L8S 1J8
PHONE (905) 524-2006
FAX (905) 524-2506

PROJECT TITLE:
TAYLOR LUMBER

288 US-06
EASTPOINT, FL 32328

DATE: 3/21/19

DRAWN: SK

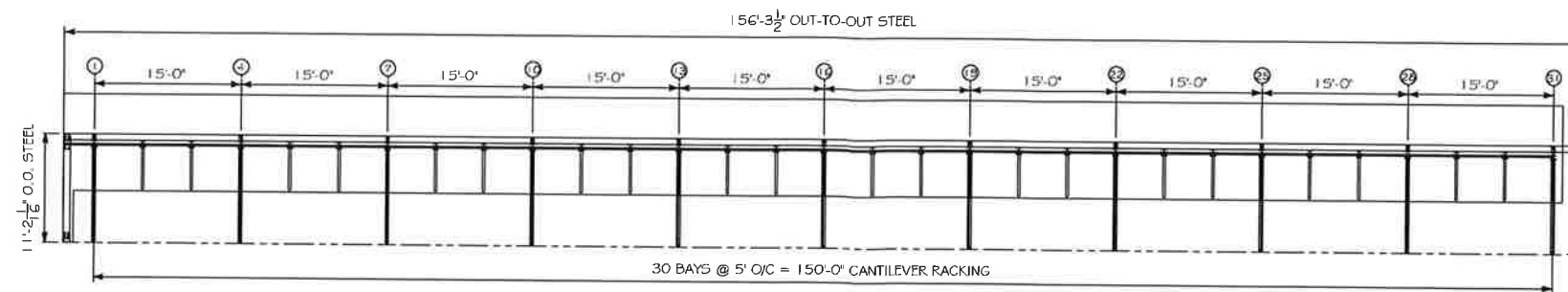
CHECKED:

SCALE: AS NOTED

PROJECT: SQ-180XXX

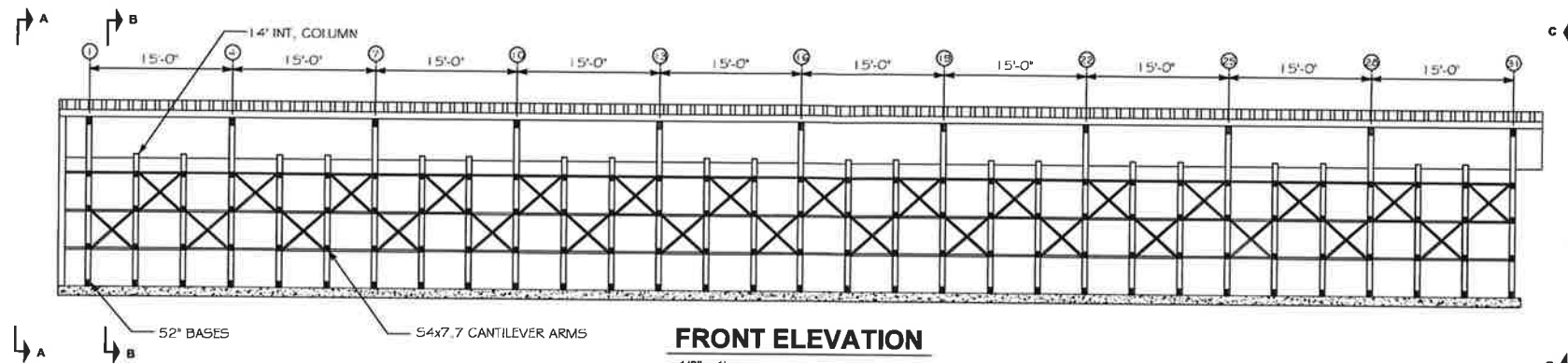
SHEET TITLE
ALTERNATE
PLAN, ELEVATION,
SECTION & END
VIEWS

DRAWING NUMBER
A2



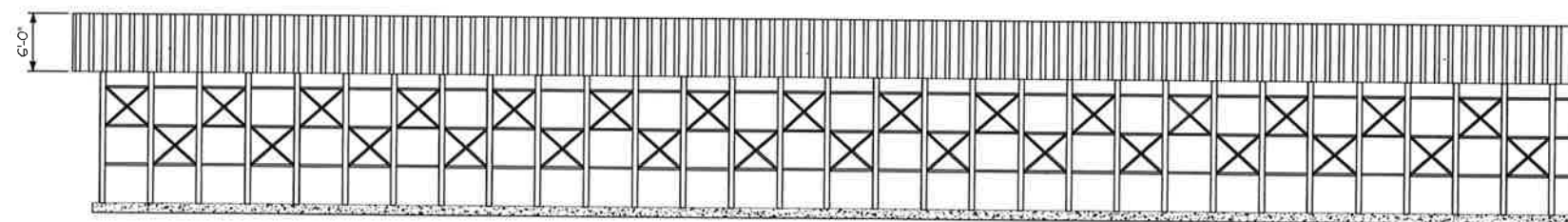
PLAN VIEW

1/8" = 1'



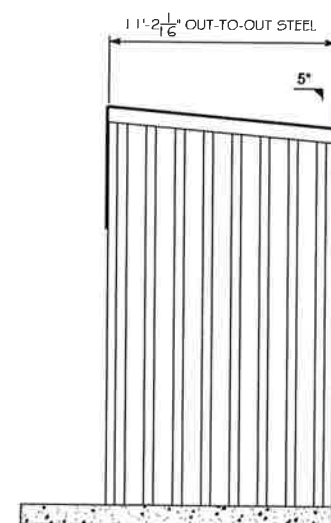
FRONT ELEVATION

1/8" = 1'



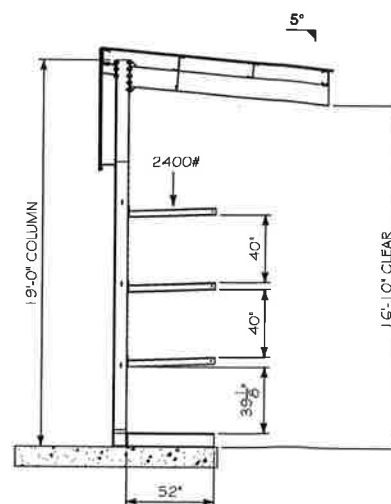
REAR ELEVATION

1/8" = 1'



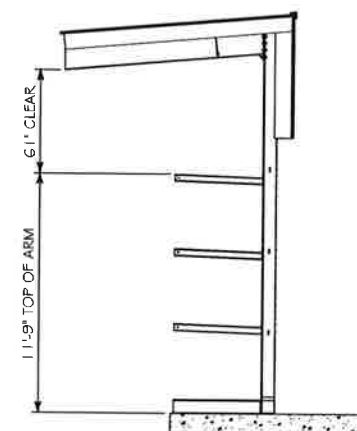
VIEW A-A

1/4" = 1'



VIEW B-B

1/4" = 1'



VIEW C-C

1/4" = 1'

REVISIONS	
NO.	DATE
1.	3/22/18

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ALTERATION OR
DISCLOSURE TO OTHERS
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THE RESPONSIBILITY OF
AUTO-STAK SYSTEMS
GUSA, LTD. IS
RESTRICTED ONLY TO THE
EQUIPMENT AS SHOWN ON
THIS DRAWING. DESIGN OF
CONCRETE SLAB, FOOTINGS,
MECHANICAL AND
ELECTRICAL WORKS, ETC.
DO NOT FORM PART OF
THE AUTO-STAK CONTRACT
AND SHALL BE THE
RESPONSIBILITY OF
OTHERS UNLESS SPECIFIED.

CUSTOMER APPROVAL

COMPANY NAME: _____

SIGNED BY: _____

TITLE: _____

DATE: _____

COMMENTS: _____



1435 3600VILLE WAY SUITE C
INDIANAPOLIS, IN 46219-1037
PH (800) 313-6562
FAX (317) 542-8961
NEW JERSEY OFFICE
PH (201) 350-8070
FAX (201) 350-8328

auto-stak
SYSTEMS, CA INC

742 KING ST WEST
HAMILTON, ONTARIO
L2S 1J8
PHONE (905) 524-2886
FAX (905) 524-2888

PROJECT TITLE:

TAYLOR LUMBER

288 US-98
EASTPOINT, FL 32328

DATE: 3/21/18

DRAWN: SK

CHECKED: _____

SCALE: AS NOTED

PROJECT#: SQ-180XXX

SHEET TITLE

PLAN, ELEVATION

SECTION & END

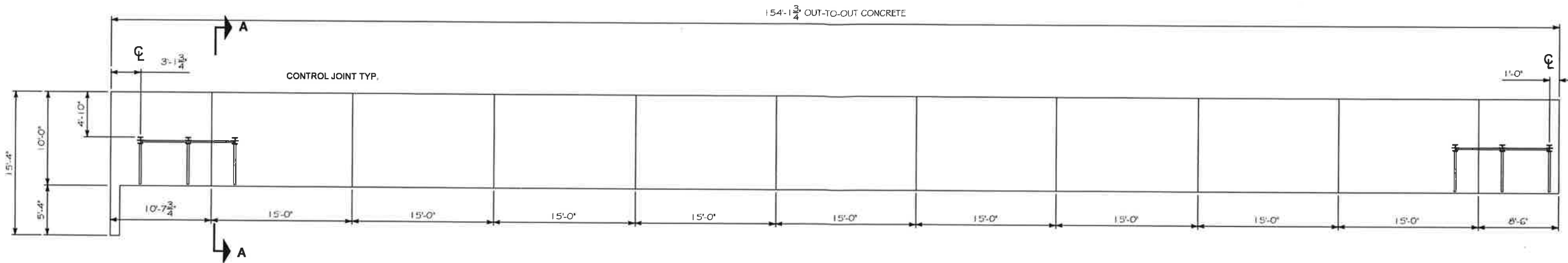
VIEWS

CANTILEVER RACK

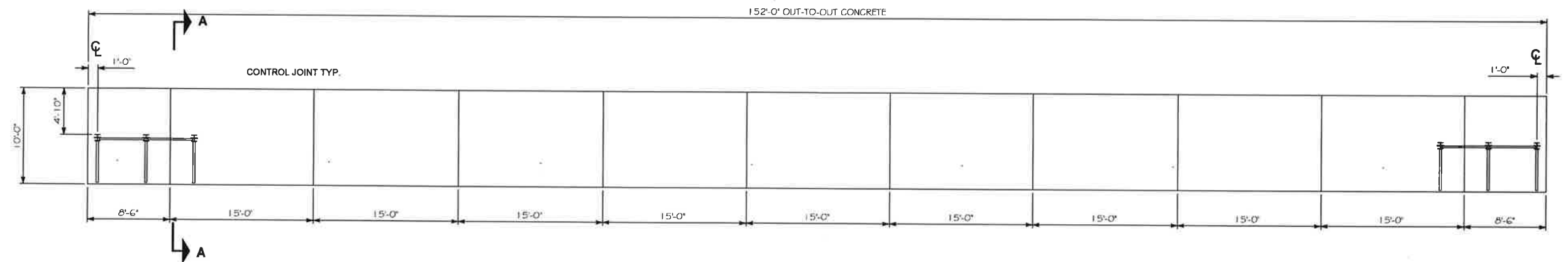
L-SHED SYSTEM

DRAWING NUMBER

A1

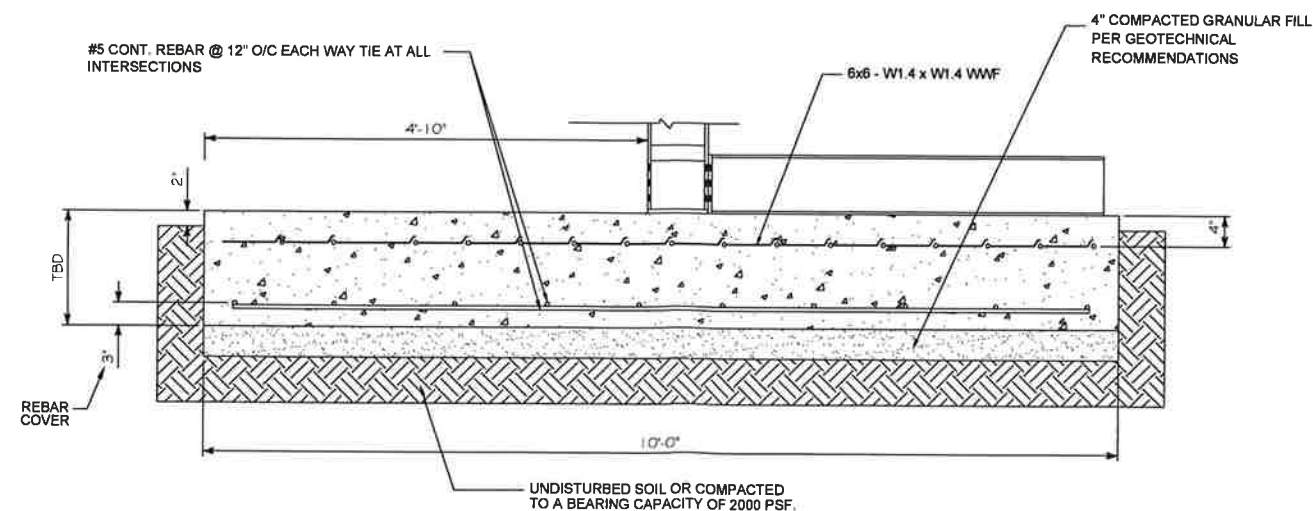


PRELIMINARY FOUNDATION PLAN



PRELIMINARY FOUNDATION PLAN - ALTERNATE

3/16" = 1'



SECTION A-A
N.T.S.

NO.	DATE
1.	3/22/19

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CUSTOMER APPROVAL

COMPANY NAME:

SIGNED BY:

TITLE:

DATE:

COMMENTS:



1435 BROOKVILLE WAY SUITE C
ROSELAND, N.J. 07068-1037
PH. (201) 359-8070
FAX (201) 359-8070
NEW JERSEY OFFICE
PH. (201) 359-8070
FAX (201) 359-8070

auto-stak
SYSTEMS, CA INC

742 KING ST WEST
HAMILTON, ONTARIO
L8S 1J9
PHONE (905) 524-2886
FAX (905) 524-2886

PROJECT TITLE:

TAYLOR LUMBER

288 US-90

EASTPOINT, FL 32328

DATE: 3/21/19

DRAWN: SK

CHECKED:

SCALE: AS NOTED

PROJECT: SQ-180XXX

SHEET TITLE
PRELIMINARY
FOUNDATION
DETAILS

DRAWING NUMBER

F1

ITEM #6 SERENITY SEASIDE RESORT PROJECT

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Eastpoint Resort

WATERBODY/CLASS: N/A

PURPOSE: WD - LPS - NFI

PROJECT LOCATION / USGS: Eastpoint

LATITUDE:

LONGITUDE:

JOB: 17-121

DEP:

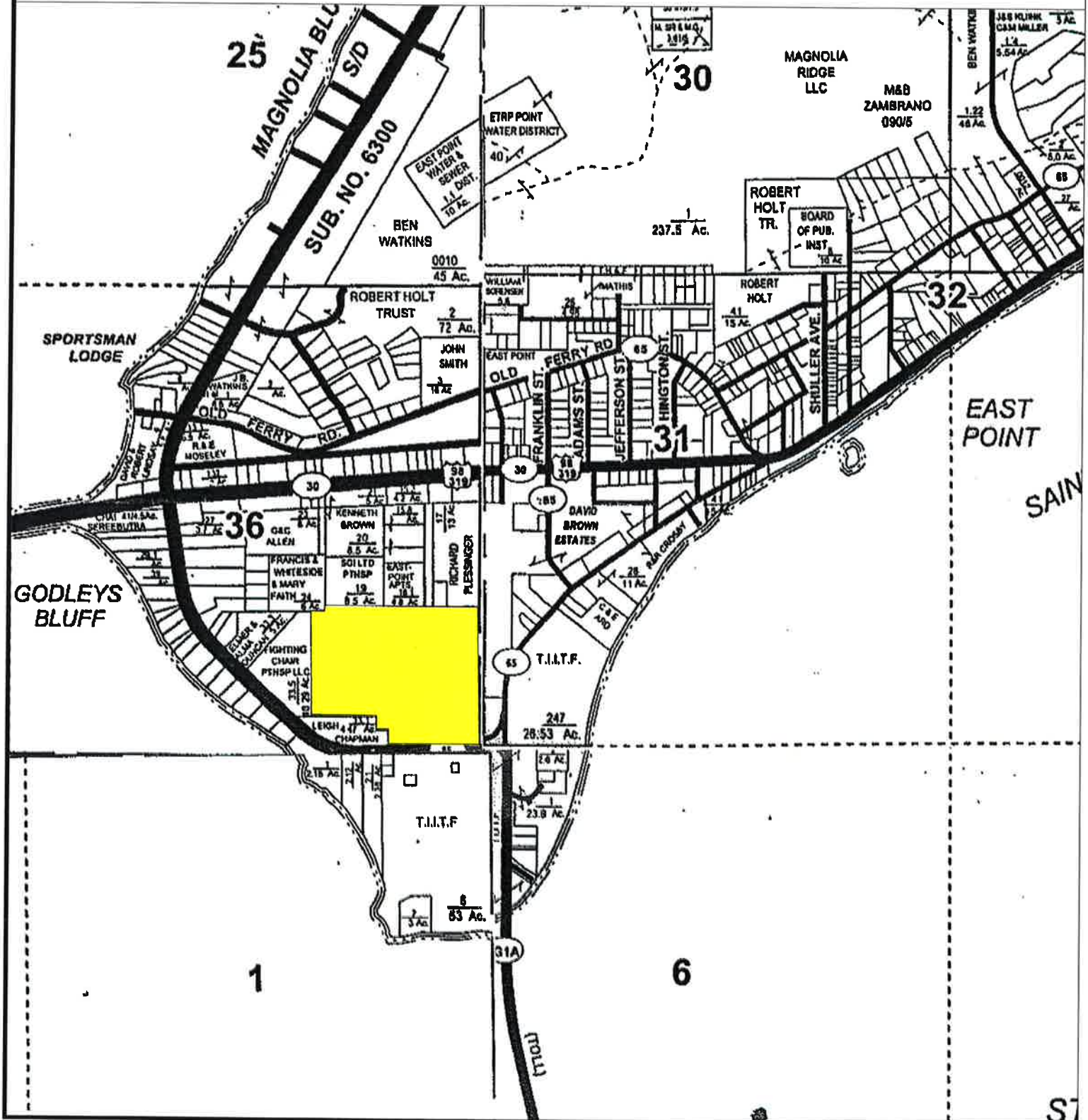
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OTHER:

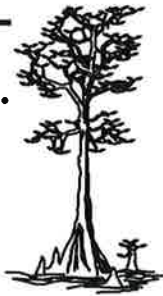
DATE: December 4, 2017

SHEET: 1/4

SECTION: 36 TOWNSHIP: 8 South RANGE: 7 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Eastpoint Resort
WATERBODY/CLASS: N/A
PURPOSE: WD - LPS - NFI
PROJECT LOCATION / USGS: Eastpoint
LATITUDE:
LONGITUDE:

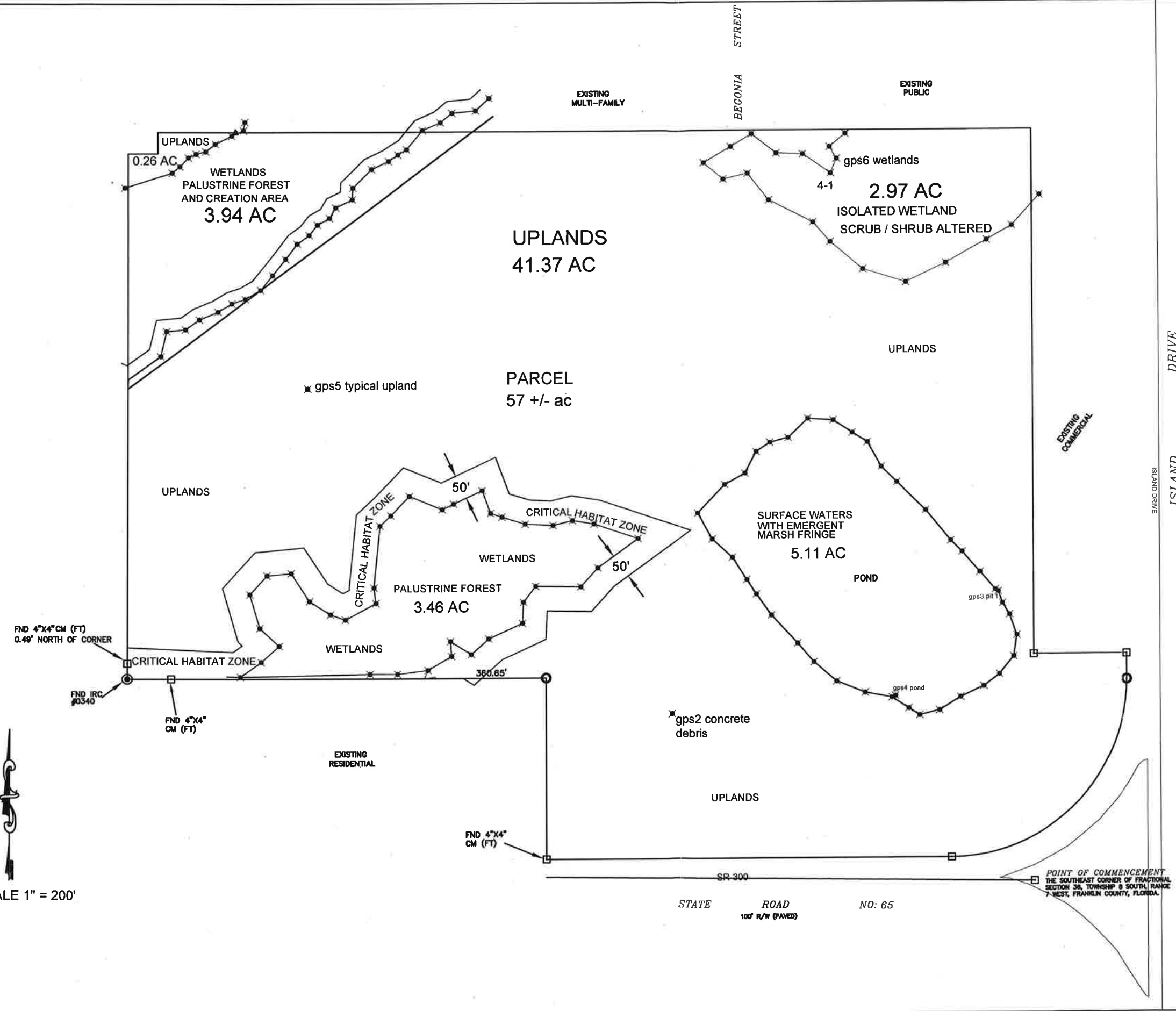
JOB: 17-121
DEP:
COE:
OTHER:
DATE: December 4 2017
SHEET: 2/4

SECTION: 36 TOWNSHIP: 8 South RNG: 7 West





SCALE 1" = 200'



Eastpoint Resort			
SECTIONS 36 -TOWNSHIP 8 South , RANGE 7 West			
FRANKLIN COUNTY		FLORIDA	
GARLICK ENVIRONMENTAL ASSOC. INC.			
POST OFFICE BOX 306 APALACHEOLA, FLORIDA 32329-0306			
OFFICE 850-505-5555			
FAX 850-505-5555			
EMAIL: garlick@garlickenv.com			
SCALE 1" = 200'	DATE December 4, 2017	DRAWING NO. 17-121	SHEET NO. 4/4

Soil Map—Franklin County, Florida



LAS BRISAS WAY

NOV 07 DATE
43 45 11

**NORTHERN
WETLANDS
PALUSTRINE FOREST
AND CREATION AREA**
(147,309.51 sqft
(3.35 acres))

OPEN SPACE
108,123.06 sqft
(2.45 acres)

MAINTENANCE / STORAGE

OPEN SPACE
73,061.97 sqft
(1.68 acres)

RETENTION POND

OPEN SPACE
275,313.54 sqft
(6.32 acres)

HOTEL INN
(11,000 sq ft)

**COMMON AREA
AMENITY**

GREEN SPACE

LAKE

**SOUTHERN
PALUSTRINE FOREST
WETLANDS**
(104,070.47 sqft
(2.39 acres))

17.04 acres

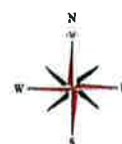
**SINGLE FAMILY
RESIDENTIAL**
(222,242.41 sqft
(5.10 acres))

OPEN SPACE
110,359.74 sqft
(2.53 acres)

1.59 acres

MAIN ACCESS

SERENITY SEASIDE RESORT
PROPOSED PLAN UNIT DEVELOPMENT



SCALE 1"=175'

105 ISLAND DR, EASTPOINT, FL 32328
PARCEL #:36-08S-07W-0000-0340-0000
AREA: 2,486,746.24 sqft (57.088 acres)

105 ISLAND DR, EASTPOINT, FL 32328				
Total Lot Area	2,486,746.24 sqft	57.088 acres	100%	
Northern Palustrine Forest Wetlands	147,309.51 sqft	3.35 acres	5.5%	
Wetlands	7,642.62 sqft	0.175 acres	0.31%	
Southern Palustrine Forest Wetlands	104,070.47 sqft	2.39 acres	4.16%	
Critical Habitat Zone	113,872.40 sqft	2.607 acres	4.57%	
Single Family Residential	222,242.41 sqft	5.10 acres	12.97%	
(25) Cottages 425 sqft	51,187.50 sqft	1.175 acres	2.06%	
(15) Cottages 600 sqft	92,400.00 sqft	2.125 acres	3.80%	
(10) Cottages 600 sqft	33,100.00 sqft	0.760 acres	1.30%	
Hotel Inn	11,000.00 sqft	0.253 acres	0.45%	
Common Area Amenity	14,515.88 sqft	0.333 acres	0.54%	
Maintenance/Storage	16,600.00 sqft	0.380 acres	0.64%	
Retention Pond	28,960.51 sqft	0.665 acres	1.16%	
Vehicle Circulation	198,389.38 sqft	4.538 acres	8.37%	
Sidewalks	41,421.14 sqft	0.951 acres	1.67%	
Buffer Area	125,254.75 sqft	2.872 acres	5.23%	
Open Space	387,448.32 sqft	8.864 acres	16.08%	
Total Area	2,486,746.24 sqft	57.088 acres	100%	
Scale	1" = 75'			

8 BAY SHORE DR

ACCESS

R=343.72'
L=166.02'
D=89°24'54"
CD=843' 10' 00" 11'W
CL=810.31'

FRANKLIN COUNTY, FLORIDA ORDINANCE NO. _____

AN ORDINANCE OF FRANKLIN COUNTY, FLOIRDA, AMENDING THE ZONING CODE: AMENDING THE FRANKLIN COUNTY FUTURE LAND USE MAP TO COMMERCIAL MIXED-USE AND DEISIGNATING AND ESTABLISHING THE **Serenity Seaside Resort** PLANNED UNIT DEVELOPMENT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE **Serenity Seaside Resort** PLANNED UNIT DEVELOPMENT TO SUPPLEMENT REQUIREMENTS IN THE FRANKLIN ZONING CODE; PROVIDING FOR RESOLUTION OF CONFLICTS WITHIN THE FRANKLIN COUNTY ZONING CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFECTIVE DATE.

WHEREAS, Craig R. Dermody and Lindlee Dermody (hereinafter applicant **Serenity Seaside Resort L.L.C.**) have filed an application for a Planned Unit Development approval of a 57.08-acre MOL parcel of land located in Franklin County, Florida, presently with a Land Use Designation as Residential and Commercial and a Zoning Designation of R2 and C2 under the Franklin County Zoning map, which allows various commercial uses of the property ranging from Truck & automotive repair, restaurants, lounges, food services, retail, public assembly halls, entertainment centers; and with its R2 areas allowing single family dwellings including mobile homes on septic tank sewerage.

WHEREAS, the applicant recognizes the significant environmental features of the property and desires to create a mixed-use development that combines commercial and residential uses of the property which will protect those features by clustering the development in less significant areas; and

WHEARAS, Franklin County recognizes that clustering development requires flexibility in lot size and setback standards established in the Code; and that the area is contained in the Eastpoint Urban Service Area (USA) providing central sewer collection and treatment and potable water.

WHEREAS, the development of this property as applicant proposes will; protect environmentally sensitive land, provide natural vegetation buffers on its perimeters; provide economic benefit to the local tourism industry, ensure compatibility with surrounding land uses; improve public health, safety and welfare of the community by eliminating illegal activities, i.e., dumping and trespassing; and

WHEREAS, Franklin County finds and determines that the provisions of this Ordinance promote the public health, safety and welfare by promoting sound and innovative land development practices that build on the requirements of the Franklin County Land Use Plan and Zoning Code by recognizing and preserving significant environmental features on the property, while preserving and protecting the owner's property rights, and

WHEREAS, the Board of County Commissioners of Franklin County has conducted a public hearing with due notice;

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE FRANKLIN COUNTY ZONING ORDINANCE IS HEREBY AMENDED TO INCLUDE THE FOLLOWING NEW DISTRICT;

SECTION 1. NAME

The ordinance shall be known as the **Serenity Seaside Resort** Planned Unit Development. (**Serenity Seaside Resort PUD**)

SECTION 2. APPROVAL

The application for the establishment of the **Serenity Seaside Resort PUD** on the land legally described within the Legal Description, which is attached hereto and incorporated herein by reference, is hereby approved subject to the conditions in the Ordinance. The application and all documentation submitted by the Application in support of it are hereby incorporated by reference.

SECTION 3. PERMITTED USES.

The following uses shall be principal and accessory permitted uses within the **Serenity Seaside Resort PUD**, with all structures therein served by central sewer and water provided by the Eastpoint Water & Sewer District:

- PRINCIPAL:
- 1) Hotel with a maximum of 70 units
 - 2) Single Family Residential Lots for detached dwellings – with a maximum 56 dwellings units

- ACCESSORY:
- 1) Those activities clearly ancillary and incidental to Resorts, including Bathhouse, Laundry, Clubhouse, Swimming Pool, Grill and Coffee Shop in clubhouse, Registration Office with Limited Convenience Retail, Maintenance Building and Fenced Storage Yard, community room, Multi-modal Trails, Docks, Conservation/Open Space, etc.

- 2) uses of land customary, incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.

OFF STREET PARKING AND LOADING REQUIREMENTS: Residential parking requirements shall comply Section 430 & 440 of the zoning code.

SPECIAL EXEPTIONS: No special exception or changes in allowable use except as specifically set forth in the foregoing, shall be allowed without prior permission of the Franklin County Board of County Commissioners.

SECTION 4. DEVELOPMENT STANDARDS DENISTY (Please see Conceptual Land Use Site Plan and Table)

- 1) Common Area, Green Space, Lake, Vegetative Buffers 36.9 acres ((65% of total area);
- 2) Maximum Gross Density of Commercial Density will be a maximum of 7.9 Acres (0.14% of total area);
- 3) Maximum Gross Residential Density will be 4.7 acres (0.08% of total area).
- 4) Roads, sidewalks and Stormwater Management facilities 9.9 acres (0.17% of total area).

Building Setbacks:

- 1) Commercial – 25 ft front set back, 10 ft on rear and sides;
- 2) Residential – 5-ft side, 20-ft rear 15 ft front

MINIMUM LOT SIZE: No minimum lot size or yards shall be required within a PUD as long as the building set backs are met.

MAXIMUM BUILDING HEIGHT: Shall be 47 feet for residential buildings per Section 462 of Zoning Ordinance.

MAXIMUM IMPERVIOUS COVERAGE: 80%

SIGNS: Signs in accordance with Section 450 Zoning Ordinance.

LIGHTING: Area lights may be provided but must be restricted to minimize visibility from adjacent residential properties.

UTILITIES: Water and Sewer will be provided by and operated and managed by the Eastpoint Water & Sewer District (EWSD). Telephone, TV cable and electrical shall be underground.

STREETS: Streets shall be private, having a 22 ft driving surface area with curb and gutter. The arterial road will be a minimum of a 50ft right od way which will contain the referenced utilities as required by the utility installer.

STORMWATER: an innovative stormwater collection and management system (SWM) will be used to collect and treat runoff which minimizes clearing and creates a more natural space between roads and stormwater management facilities.

The innovative features will include stormwater collection by curb and gutter transported to a series of swales and retention areas that are screened from the driving surface by vegetative buffers. The final engineered SWM will be approved by the Northwest Florida Water Management District.

SECTION 5. FUTURE PLAT(S), SITE PLAN(S) AND PHASING

The Planned Unit Development as illustrated by the Site Plan, following site plan approval, will be consists of a phased development. The development will consist of a series of phases with four (4) phases of the Commercial Development and eight (8) phases of the Residential Development. The site plan illustrates the phases of each type of use.

SECTION 6. CONCEPTUAL LAND USE PLAN

The Conceptual Land Use Plan attached hereto is intended to depict the general location of the commercial recreational and residential areas, together with the roads, development within the property will be described on the final plat(s) or site plan(s), as applicable. Amendments to the Conceptual Land Use Plan may be made as provided below.

SECTION 7. AMENDMENTS TO THE PUD

Requests for any amendment to this Ordinance or the Conceptual Land Use Plan shall be submitted to the Franklin County Planning & Building Department for review and determination of appropriate actions.

SECTION 8. PUBLIC FACILITIES

The potable water distribution facilities and waste water collection facilities shall be constructed in accordance with plans and standards approved by the Eastpoint Water & Sewer District (EWSD) and/or the Florida Department of Environmental Protection, as applicable, such that the EWSD will accept responsibility for the operation, maintenance and repair of such facilities. Necessary easements shall be available to the EWSD to maintain and repair the facilities.

SECTION 9. ENFORCEMENT

The Franklin County Board of County Commissioners may enforce this Ordinance as authorized by law.

SECTION 10. OTHER ORDINANCES

Specific provisions of this PUD Ordinance shall prevail over conflicting provisions of the Franklin County Zoning Code as they apply to the Property. Except as specifically modified or changed in the Ordinance, all provisions of the Franklin County Zoning Code and the Franklin County Subdivision ordinance shall apply in the **Serenity Seaside Resort PUD** the same manner as throughout the County. Also, Franklin County Ordinance 88-2, Flood Hazard is applicable to lands within this district.

SECTION 11. ZONING MAP

Upon this Ordinance becoming effective, the Franklin County Zoning Map shall be amended to show the property described on the attached Legal Description as **Serenity Seaside Resort PUD**.

SECTION 12. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstances is held to be invalid, such invalidity shall not affect the other provisions of applications of the Ordinance that can be given without the invalid provision or application.

SECTION 13. EFFECTIVE DATE.

This Ordinance was adopted in a regular open meeting this _____ day of _____, 2019 after notice of intent to consider same was made and evidence thereof kept by the County Clerk.

BOARD OF COUNTY COMMISSINERS OF FRANKLIN COUNTY

By its _____
Chairman

Attest: _____ (Seal)
Clerk