

Franklin County Planning & Zoning Agenda

May 14, 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 PROCEEDINGS IS MADE.

1. Approval of the minutes of the meeting held, Tuesday, April 9, 2019 as mailed.
2. Review of the Monthly Building Report for April 2019.

Critical Shoreline Application:

3. Consideration of a request to construct a Single Family Residential Dock located lot 5 Bay Cove Village, 2031 Sand Dollar Trail, St. George Island, Franklin County Florida. The proposed access walkway for the dock will be 444 ft x 4ft, with an 8ft x 20ft Terminus. Two 12ft x 20ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc agent for Steve Maxwell, applicant. Proposed house.
4. Consideration of a request to construct a Single Family Residential Dock located at lot 4 Penn Point Subdivision, 1472 Alligator Drive, Alligator Point, Franklin County, Florida. The proposed access walkway is 353ft x 4ft, with a 8ft x 20ft Terminus, and two 12ft x 20ft Boatlift. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc. agent for John Dowdy, applicant. Has House.
5. Consideration of a request to construct an addition to an existing Single Family Residential Dock located at Lot 9, 323 East Sawyer Street, St. George Island, Franklin County, Florida. The proposed addition will be 280 sq. ft dock and 312 sq. ft covered boatlift to an existing dock. Customer has their DEP and COE permits. Request submitted by Richard Delarber, applicant. Has House.
6. Consideration of a request to construct a Single Family Residential Dock located at Lot 6, 1452 Bay Front Drive, Alligator Point, Franklin County, Florida. The proposed access walkway is 160ft x 4ft with a 8ft x 20ft Terminus, and two 12ft x 20ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc agent for Michael Chavis, applicant. Has House
7. Consideration of a request to construct a Single Family Residential Dock located at Lot 82 Holiday Beach, 65 Fiesta Drive, Alligator Point, Franklin County Florida. The proposed access walkway is 144ft x 4ft, with a 8ft x 20ft Terminus, and two 12ft x 20ft boatlifts. Request submitted by Garlick Environmental Associates, Inc agent for Wayne Webb, applicant. Has House.

Commercial Site Plan Review:

8. Consideration of a request to construct two boat sheds. One will be 500ft x 35ft (enclosed) and the second one 150ft x 35ft (open) with a “wash down” area. Located at 142 Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc. agent for John Ferguson, applicant.

9. Consideration of a request to construct a 1,746 sq. ft. shed 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

Lot Reconfiguration:

10. Consideration of a request to reconfigure lots 1-6, Block 560, Lying in Section 4, Township 9 South, Range 8 West, Eastpoint, Franklin County Florida. Request submitted by Betty Gay, Applicant.

ITEM #3 MAXWELL PROJECT

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 Maxwell

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

PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South

RANGE: 6 West

JOB: 19-004

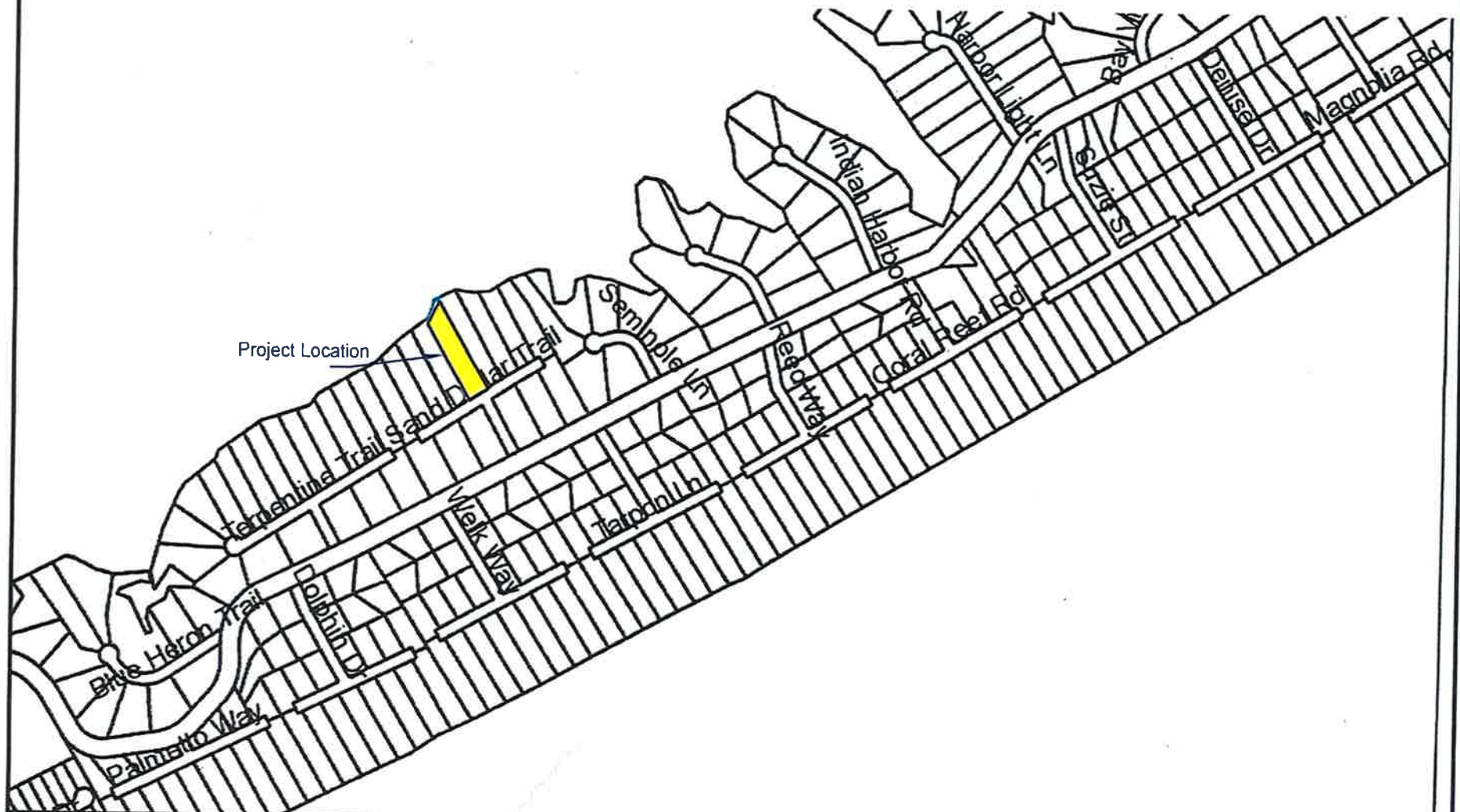
DEP:

COE:

OTHER:

DATE: April 9, 2019

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Steve Maxwell
WATERBODY/CLASS: Apalachicola Bay / Class II / OFW/ AP
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:
SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 19-004
DEP:
COE:
OTHER:
DATE: April 9, 2014
SHEET: 2/4

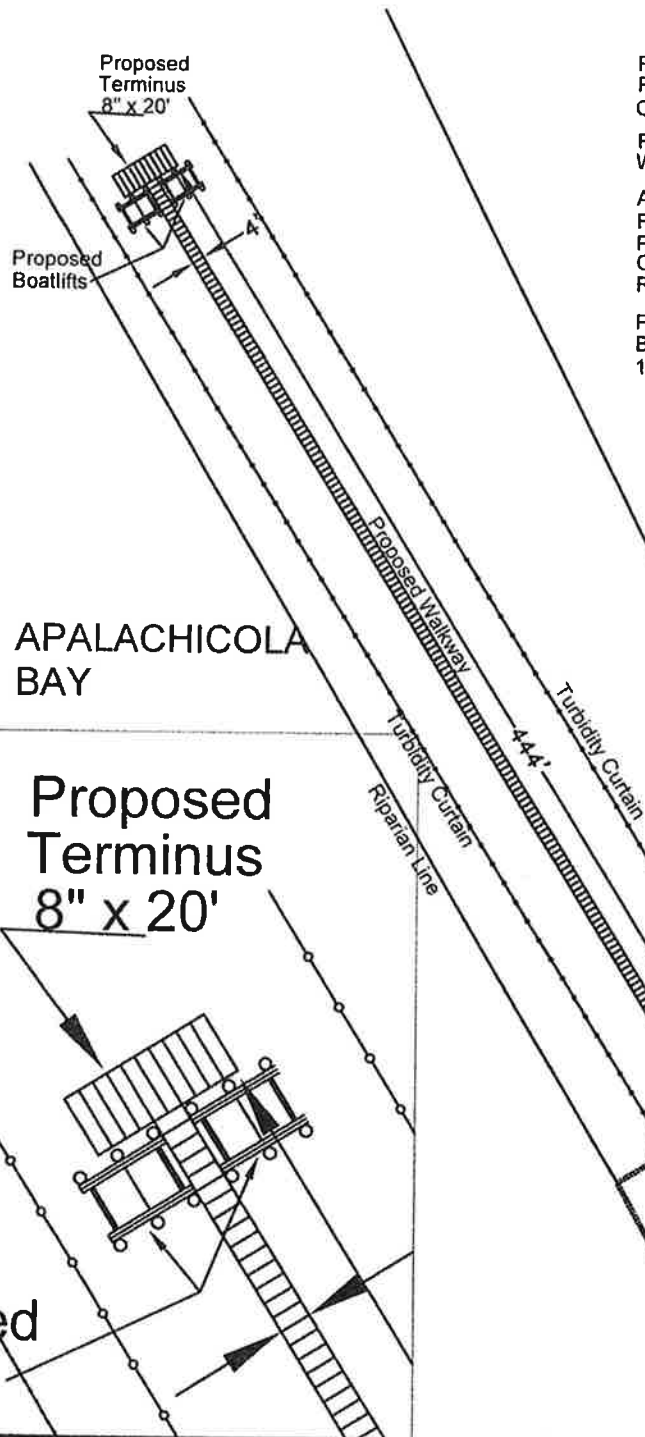


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



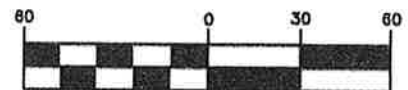
APPLICANT/CLIENT: Steve Maxwell
WATERBODY/CLASS: Apalachicola Bay / Class II / OFW/ AP
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:
SECTION: 29 TWSHP: 9 South RNG: 6 West

JOB: 19-004
DEP:
COE:
OTHER:
DATE: April 9, 2019
SHEET: 3/4



PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART
PILINGS SIZE
WILL BE 6 INCHES
ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND
PLANKS WILL
BE SPACED
1" APART

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

APALACHICOLA
BAY

Proposed
Terminus
8" x 20'

Proposed
Boatlifts

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 Maxwell

WATERBODY/CLASS: Apalachicola Bay/Class II/OFW/AP

PURPOSE: Residential Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 29 TWSHP: 9 South

RNG: 6 West

JOB: 19-004

DEP:

COE:

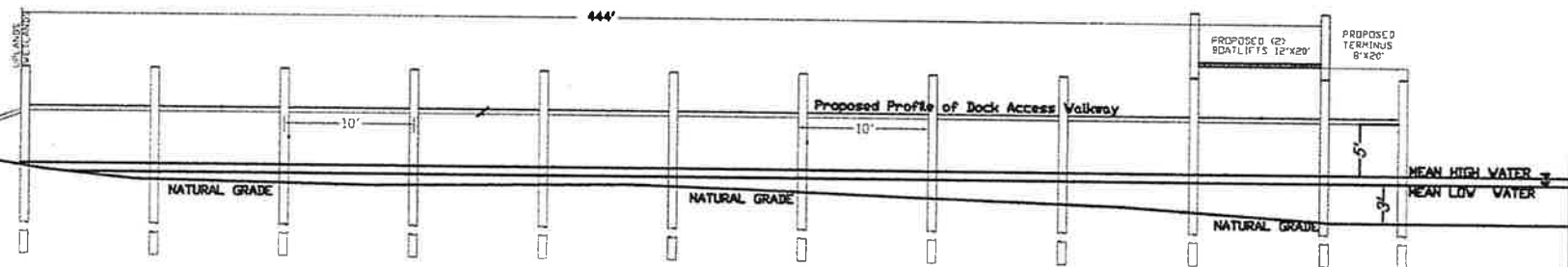
OTHER:

DATE: April 9, 2019

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale



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

RNG: 6 West

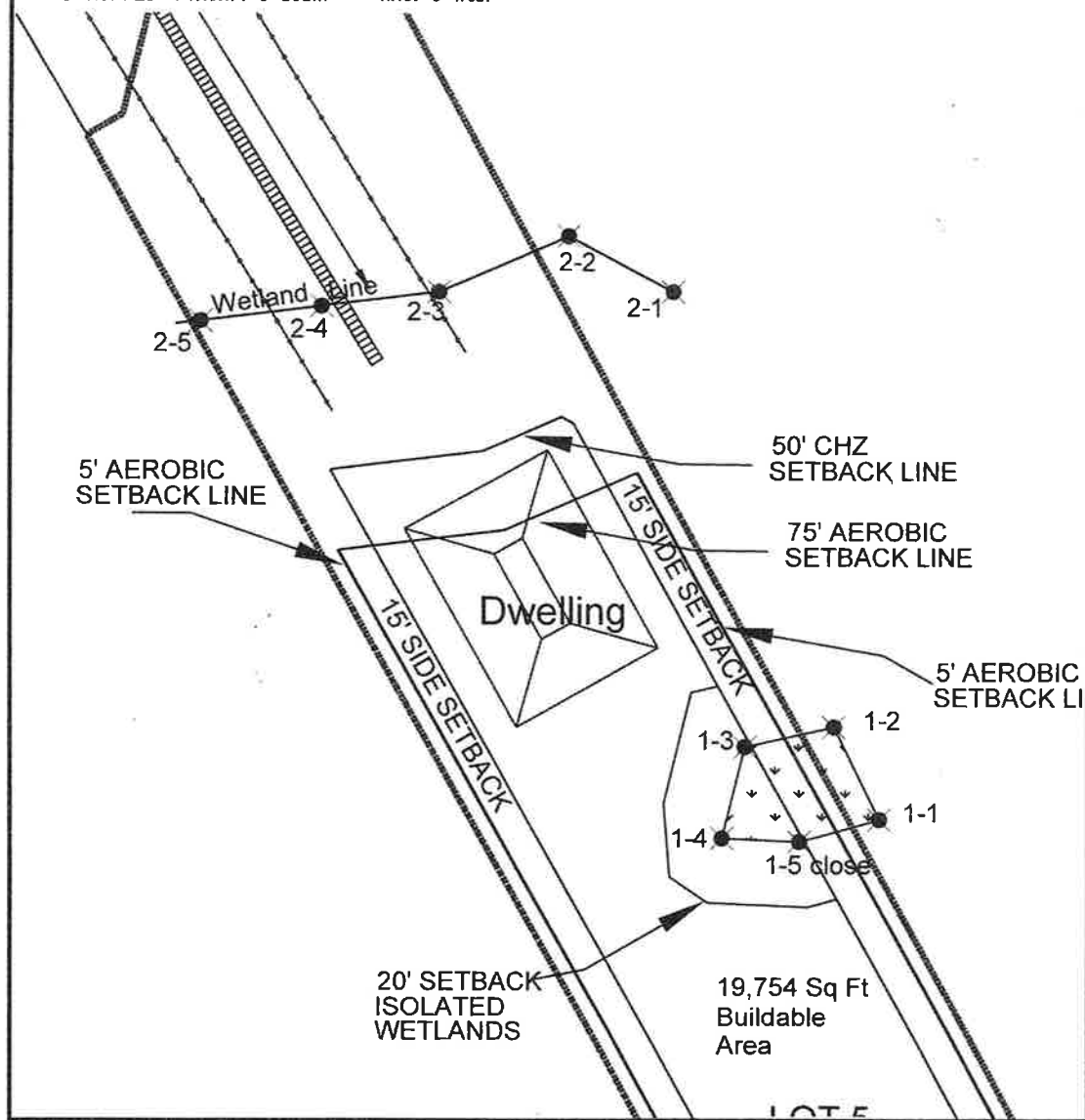
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Steve Maxwell
WATERBODY/CLASS: Apalachicola Bay / Class II / OFW/ AP
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:

JOB: 19-004
DEP:
COE:
OTHER:
DATE: April 9, 2019
SHEET: 3a/4



SECTION: 29 TOWNSHIP: 9 South RING: 6 West



ITEM #4 DOWDY PROJECT

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: John Dowdy
WATERBODY/CLASS: Alligator Harbour
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:

JOB: 19-042
DEP:
COE:
OTHER:
DATE: March 29, 2019
SHEET: 1/1



SECTION: 6 TNSHP: 7 South RNG: 1 West



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: John Dowdy

WATERBODY/CLASS: Alligator Harbour

PURPOSE: Residential Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 6 TOWNSHIP: 7 South RANGE: 1 West

JOB: 19-042

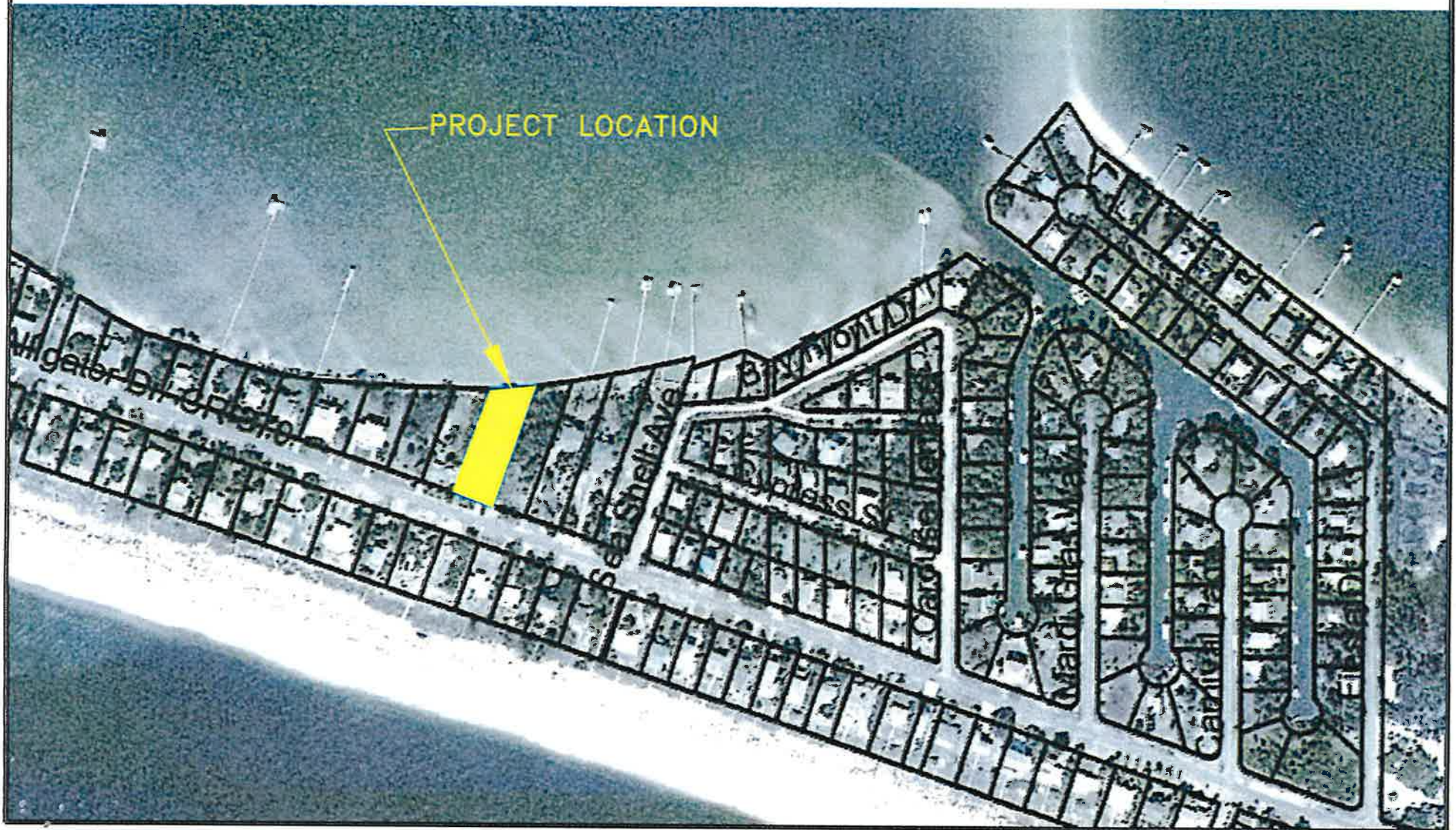
DEP:

COE:

OTHER:

DATE: March 29, 2019

SHEET: 1/4



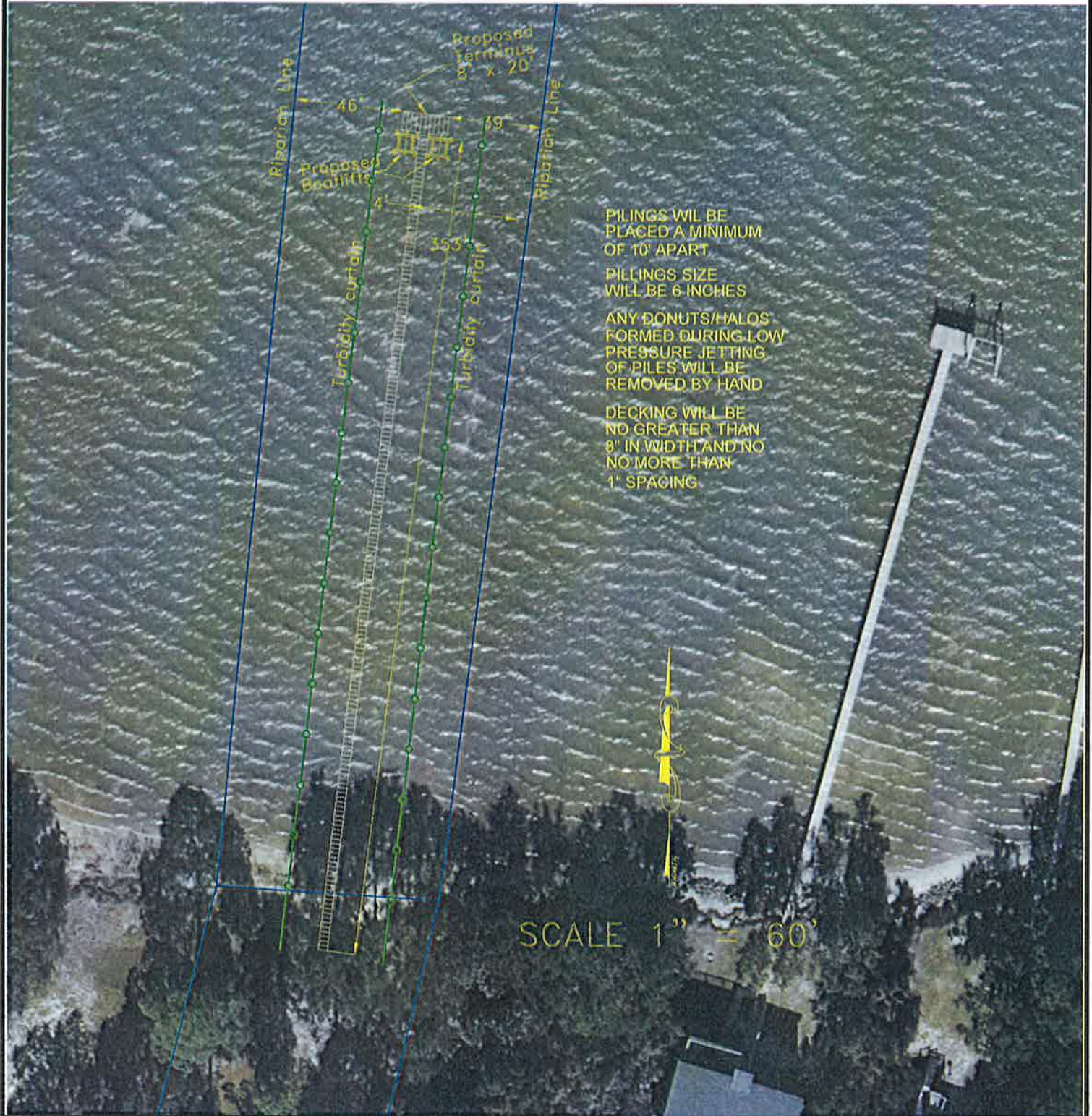
PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: John Dowdy
WATERBODY/CLASS: Alligator Harbour
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:

JOB: 19-042
DEP:
COE:
OTHER:
DATE: March 29, 2019
SHEET: 2/4

SECTION: 6 TWSHP: 7 South RNG: 1 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: John Dowdy
WATERBODY/CLASS: Alligator Harbour
PURPOSE: Residential Dock
PROJECT LOCATION / USGS:
LATITUDE:
LONGITUDE:
SECTION: 6 TOWNSHIP: 7 South RANG: 1 West

JOB: 19-042

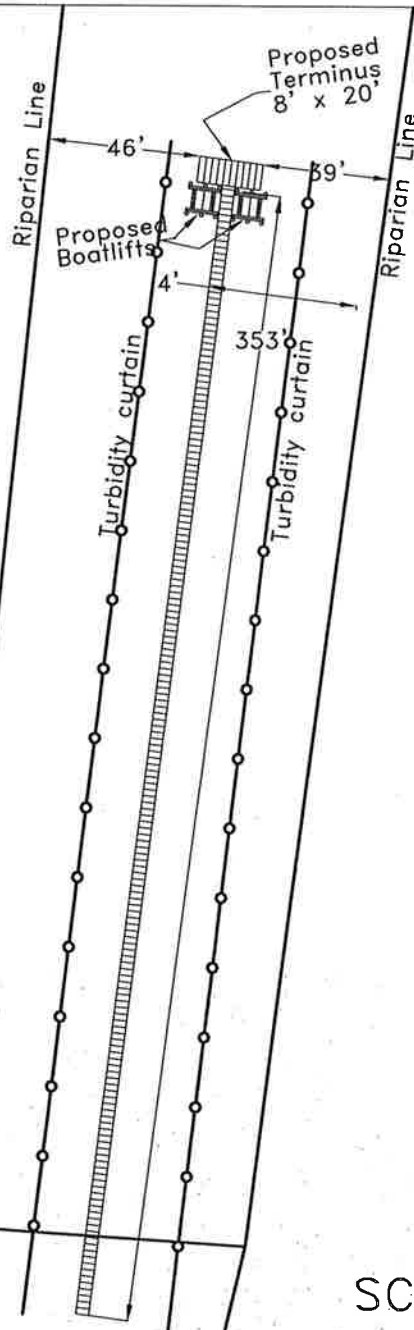
DEP:

COE:

OTHER:

DATE: March 29, 2019/Revised April 22, 201

SHEET: 3/4



PILINGS WILL BE
PLACED A MINIMUM
OF 10' APART

PILINGS SIZE
WILL BE 6 INCHES

ANY DONUTS/HALOS
FORMED DURING LOW
PRESSURE JETTING
OF PILES WILL BE
REMOVED BY HAND

DECKING WILL BE
NO GREATER THAN
8" IN WIDTH AND NO
MORE THAN
1" SPACING



SCALE 1" = 60'

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: John Dowdy

WATERBODY/CLASS: Alligator Harbour

PURPOSE: Residential Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 6 TOWNSHIP: 7 South RANG: 1 West

JOB: 19-042

DEP:

COE:

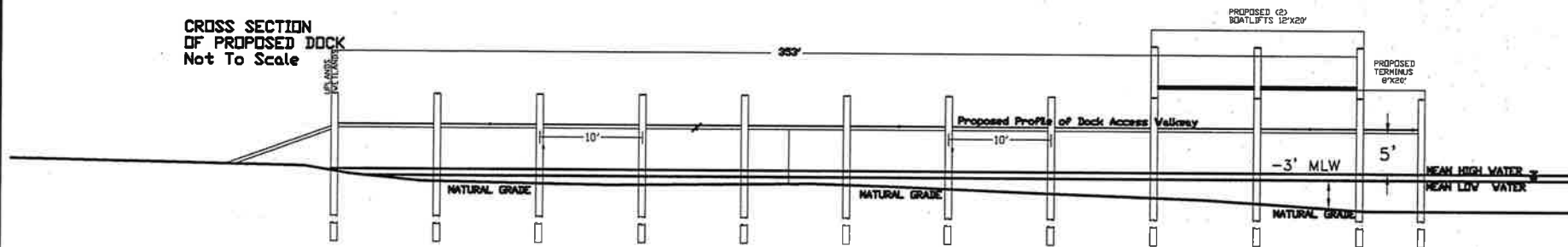
OTHER:

DATE: March 29, 2019

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale




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

Untitled Map

Write a description for your map.

ITEM #5 DELARBER PROJECT

Legend

 323 E SAWYER

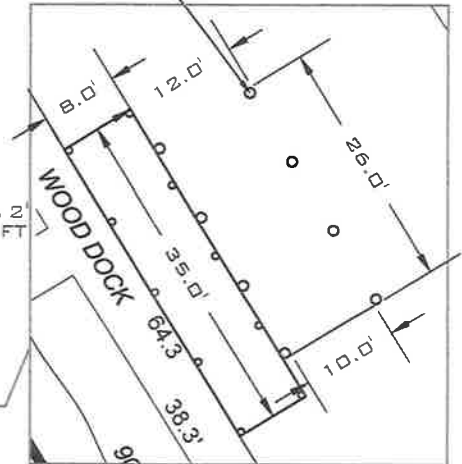
323 E SAWYER



100 ft

DOCK TABLE	
AREA OF EXISTING DOCK OVER WATER	404.13 SF
AREA OF PROPOSED DOCK ADDITION	280.00 SF
AREA OF PROPOSED COVERED BOAT LIFT	312.00 SF
TOTAL DOCK ADDITION AREA	996.13 SF

PROPOSED 26' X 12' COVERED BOAT LIFT



PROPOSED 35' X 8' DOCK ADDITION

PROPOSED 26' X 12' COVERED BOAT LIFT

DOCK ADDITION DETAILS

SCALE: 1" = 20'

EXISTING DOCK TO REMAIN

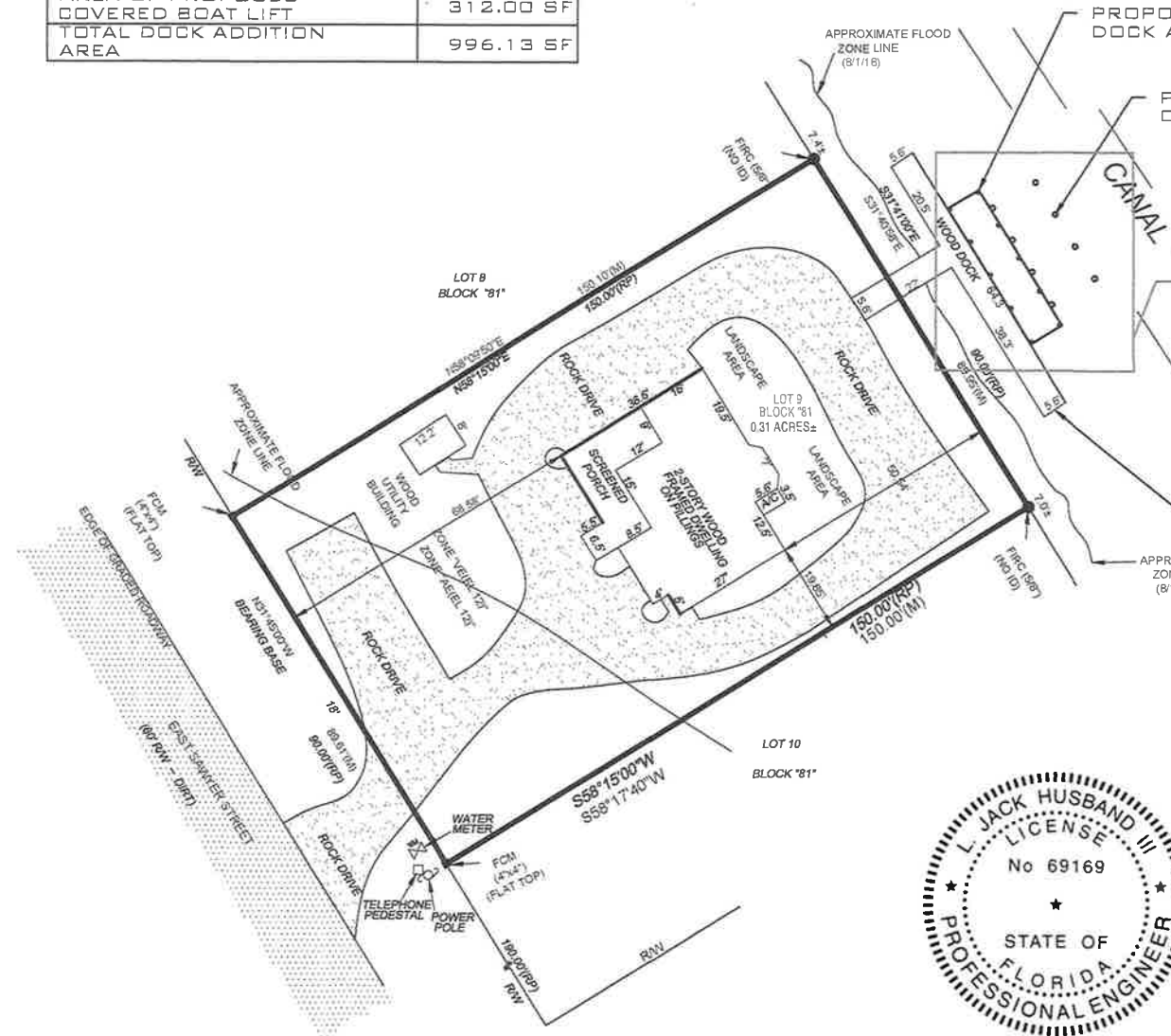
APPROXIMATE FLOOD ZONE LINE (8/1/18)

APPROXIMATE FLOOD ZONE LINE (8/1/18)

LOT 10 BLOCK "B1"

LOT 9 BLOCK "B1" 0.31 ACRES

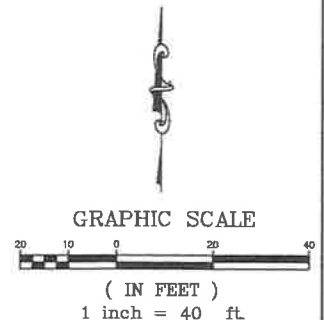
LOT 8 BLOCK "B1"



8/16
0175211-002-EE/19



Reason: This item has been digitally signed and sealed by L. Jack Husband, III, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified.
Date: 2019.04.05 15:13:30 -05'00'



SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FLORIDA 32465
850.639.3860

SHEET TITLE

SITE PLAN

JOB NO.

19-717-01

CLIENT

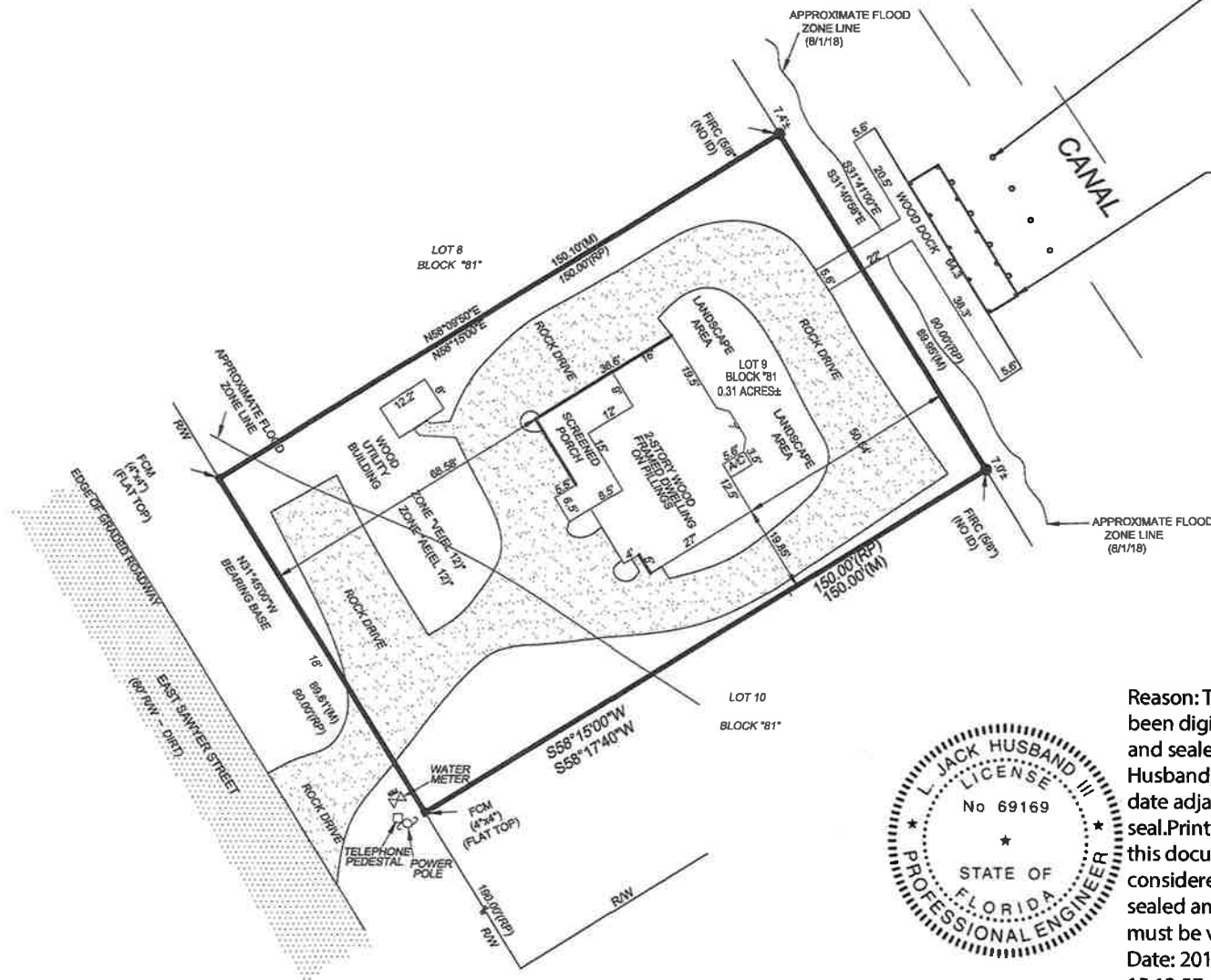
DELABER RESIDENCE DOCK DESIGN

SHEET NO.

C2

PROPOSED 10" TIP (12" BUTT) P.T. #2 S.P. PILES W/ 14'-0" EMBEDMENT (TYP. OF 8 @ BOAT LIFT LOCATION) (APPROX. 2.74 CU. YDS. OF DREDGE MATERIAL)

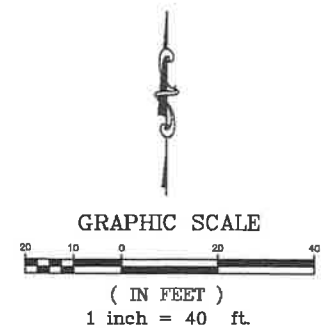
PROPOSED 6" TIP (8" BUTT) P.T. #2 S.P. PILES W/ 10'-0" EMBEDMENT (TYP. OF 10 @ DOCK LOCATION) (APPROX. 0.99 CU. YDS. OF DREDGE MATERIAL)



9/16
0175211-002-EE/19



Reason: This item has been digitally signed and sealed by L. Jack Husband, III, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified.
Date: 2019.04.05
15:13:57 -05'00'



SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHITCHKA, FLORIDA 32465
850.639.8860

SHEET TITLE DREDGE & FILL VOLUME	JOB NO. 19-717-01
CLIENT DELABER RESIDENCE DOCK DESIGN	SHEET NO. C3

ITEM #6 CHAVIS PROJECT

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Michael Paul Chavis

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 1 TOWNSHIP: 7 South RANG: 2 West

JOB: 19-051

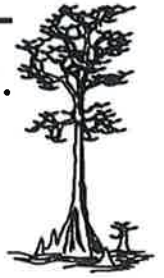
DEP:

COE:

OTHER:

DATE: April 18, 2019

SHEET: 2/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Michael Paul Chavis

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 1 TOWNSHIP: 7 South

RNG: 2 West

JOB: 19-051

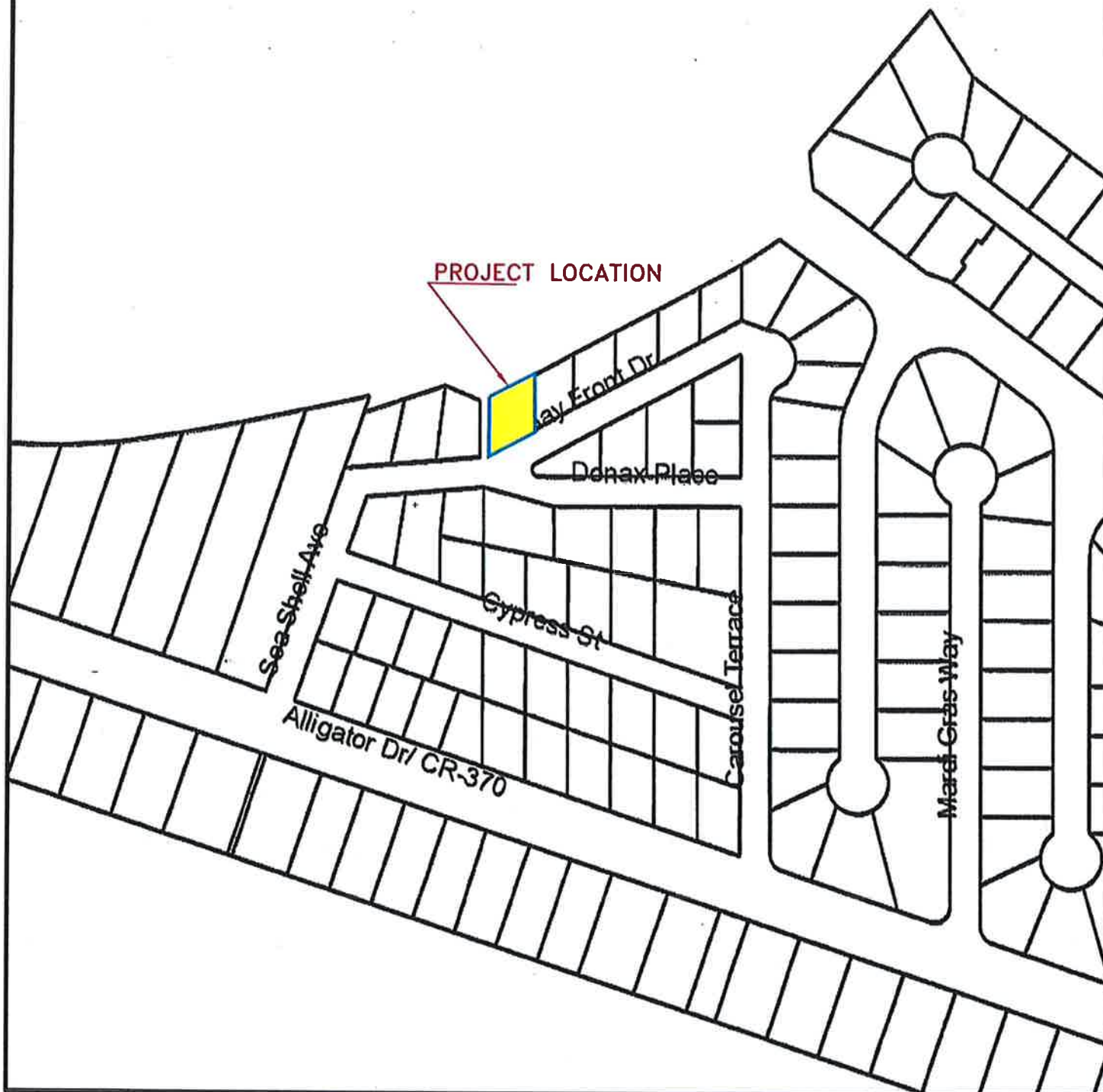
DEP:

COE:

OTHER:

DATE: April 18, 2019

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Michael Paul Chavls

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE:

LONGITUDE:

SECTION: 1 TOWNSHIP: 7 South

RNG: 2 West

JOB: 19-051

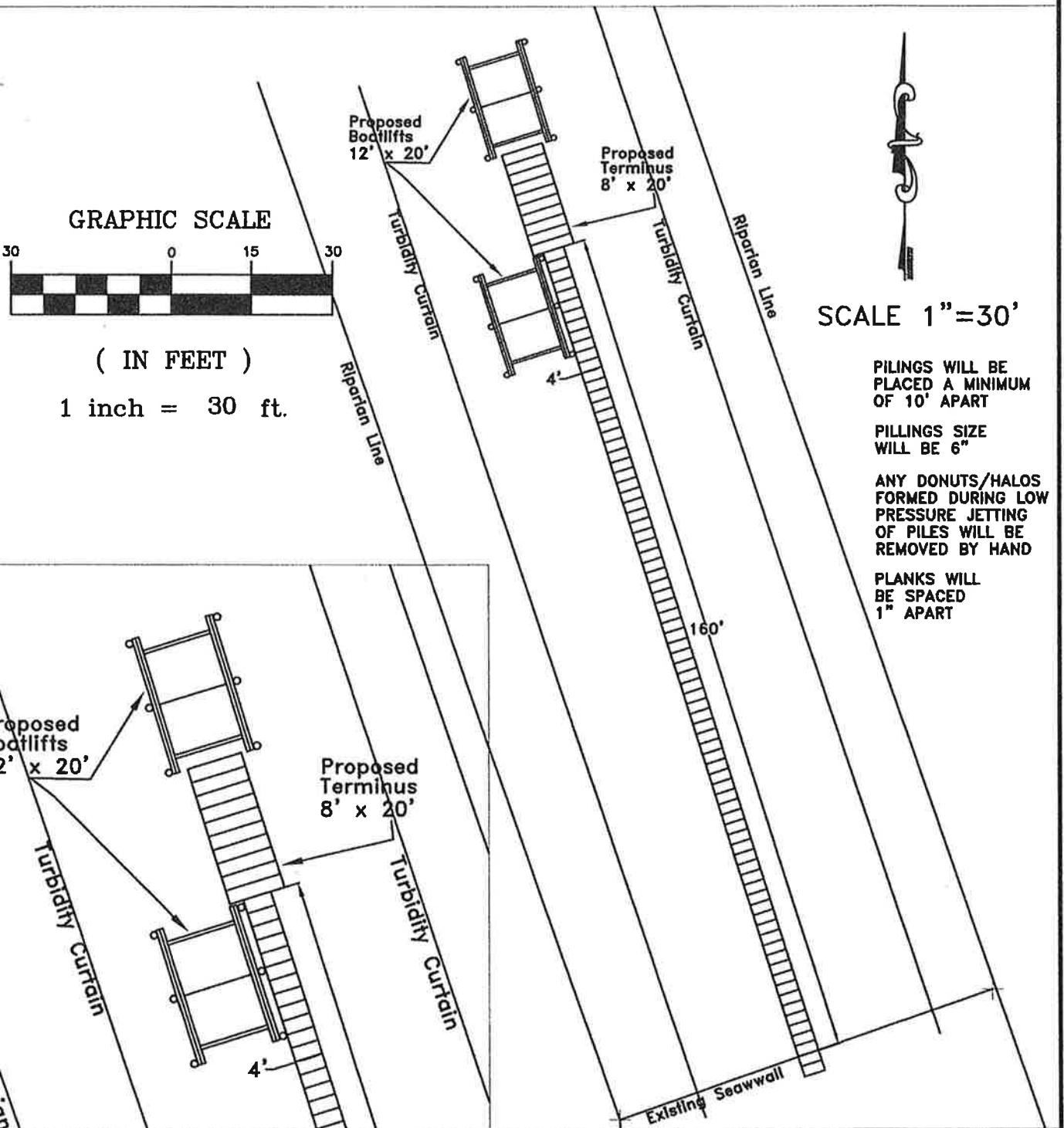
DEP:

COE:

OTHER:

DATE: April 18, 2019

SHEET: 3/4



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: Michael Paul Chavis

JOB: 19-051

WATERBODY/CLASS: Alligator Harbor/Class II/ OFW/Aquatic Preserve

DEP:

PURPOSE: Single Family Dock

COE:

PROJECT LOCATION / USGS:

OTHER:

LATITUDE:

DATE: April 18, 2019

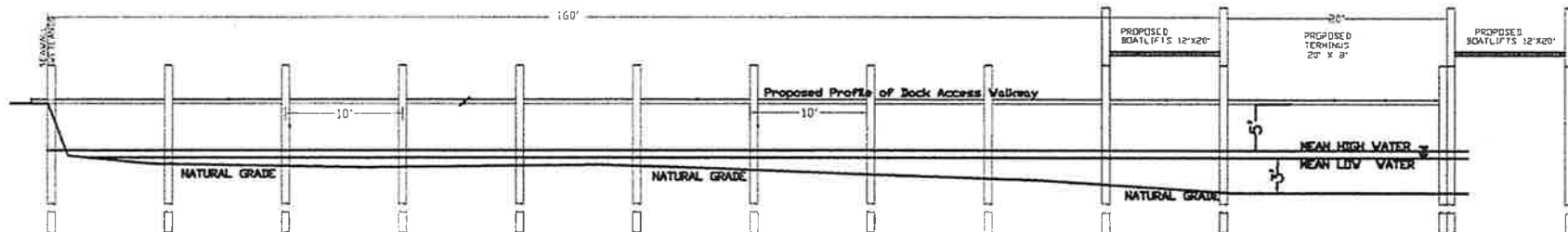
LONGITUDE:

SHEET: 4/4

SECTION: 1 TWSHP: 7 South RNG: 2 West



CROSS SECTION
OF PROPOSED DOCK
Not To Scale



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

ITEM #7 WEBB PROJECT

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Wayne Sutton Webb

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE: 29d 53' 59"N

LONGITUDE: 84d 23' 08"W

SECTION: 1 TOWNSHIP: 7 South RANG: 2 West

JOB: 19-050

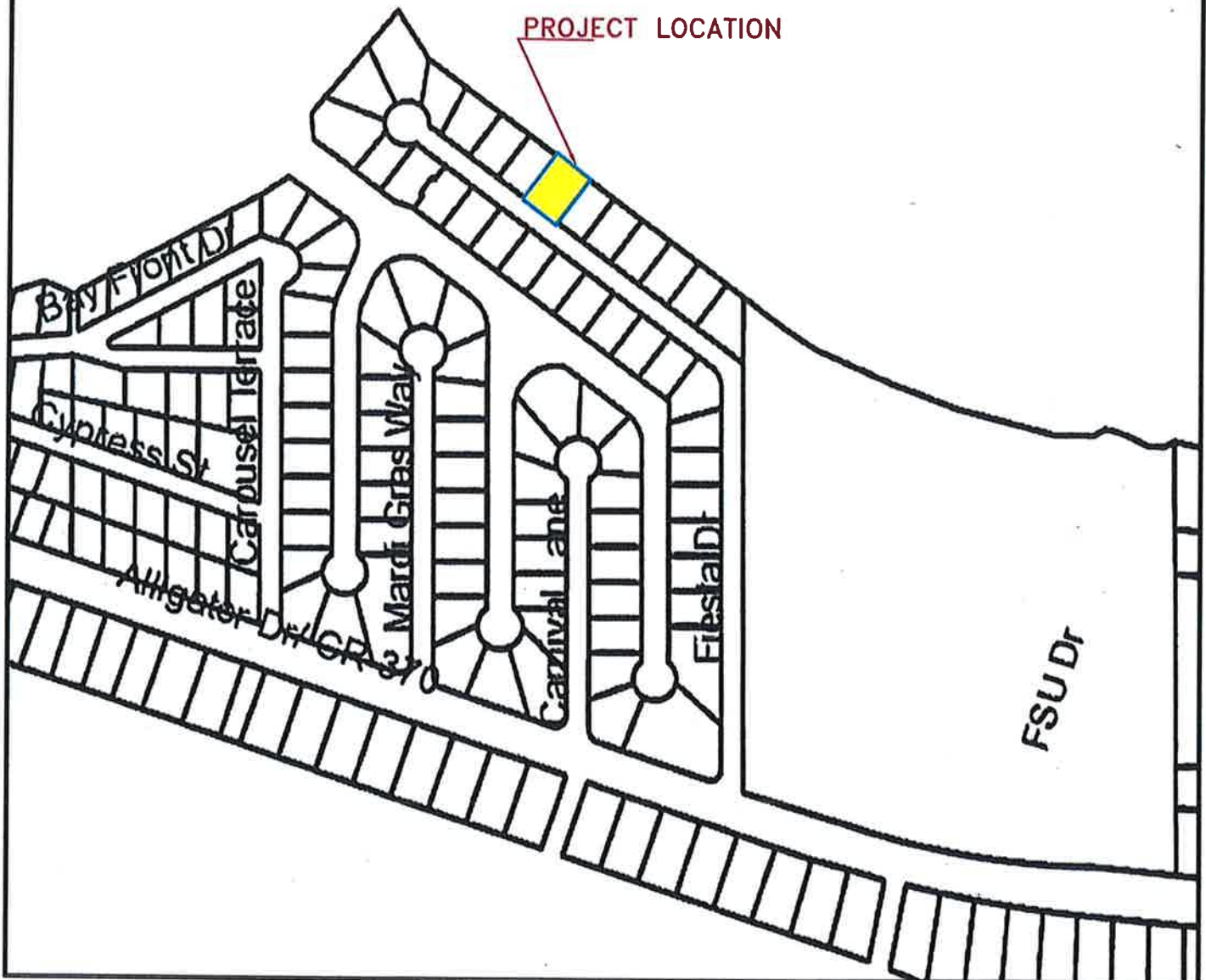
DEP:

COE:

OTHER:

DATE: April 19, 2019

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Wayne Sutton Webb

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE: 29d 53' 59"N

LONGITUDE: 84d 23' 08"W

SECTION: 1 TOWNSHIP: 7 South

RNG: 2 West

JOB: 19-050

DEP:

COE:

OTHER:

DATE: April 19, 2019

SHEET: 2/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Wayne Sutton Webb

WATERBODY/CLASS: Alligator Harbor/Class II/OFW/Aquatic Preserve

PURPOSE: Single Family Dock

PROJECT LOCATION / USGS:

LATITUDE: 29d 53' 59"N

LONGITUDE: 84d 213' 08"W

SECTION: 1 TOWNSHIP: 7 South

RNG: 2 West

JOB: 19-050

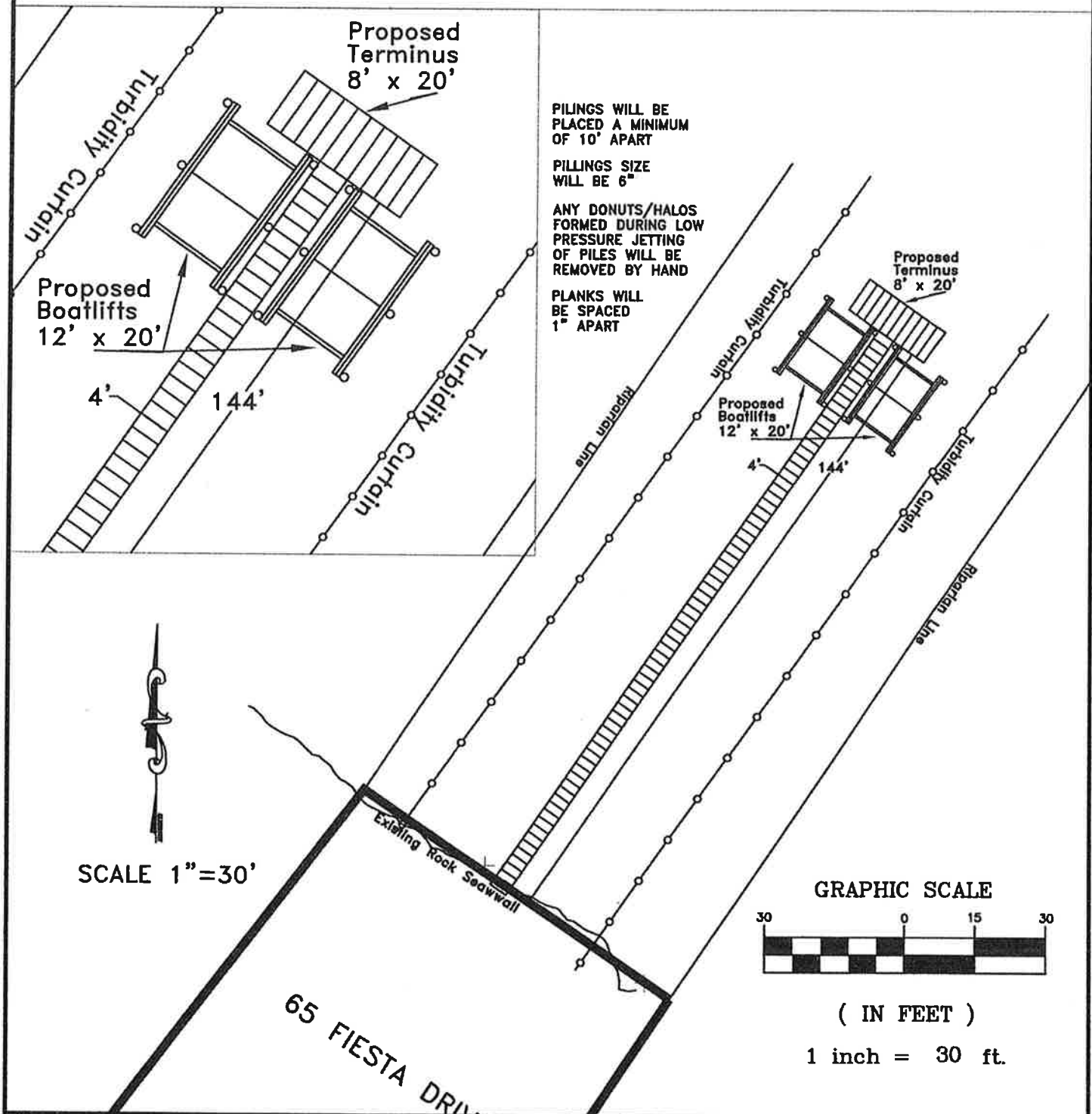
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COE:

OTHER:

DATE: April 19, 2019

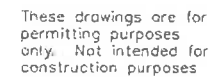
SHEET: 3/4



garlick@garlickenv.com

RNG: 2 West

SHEET: 4/4



ITEM #8 FERGUSON PROJECT



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: John Ferguson

WATERBODY/CLASS: N/A

PURPOSE: Land Use Planning

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 36 TOWNSHIP: 8 South

RANGE: 7 West

JOB: 19-043

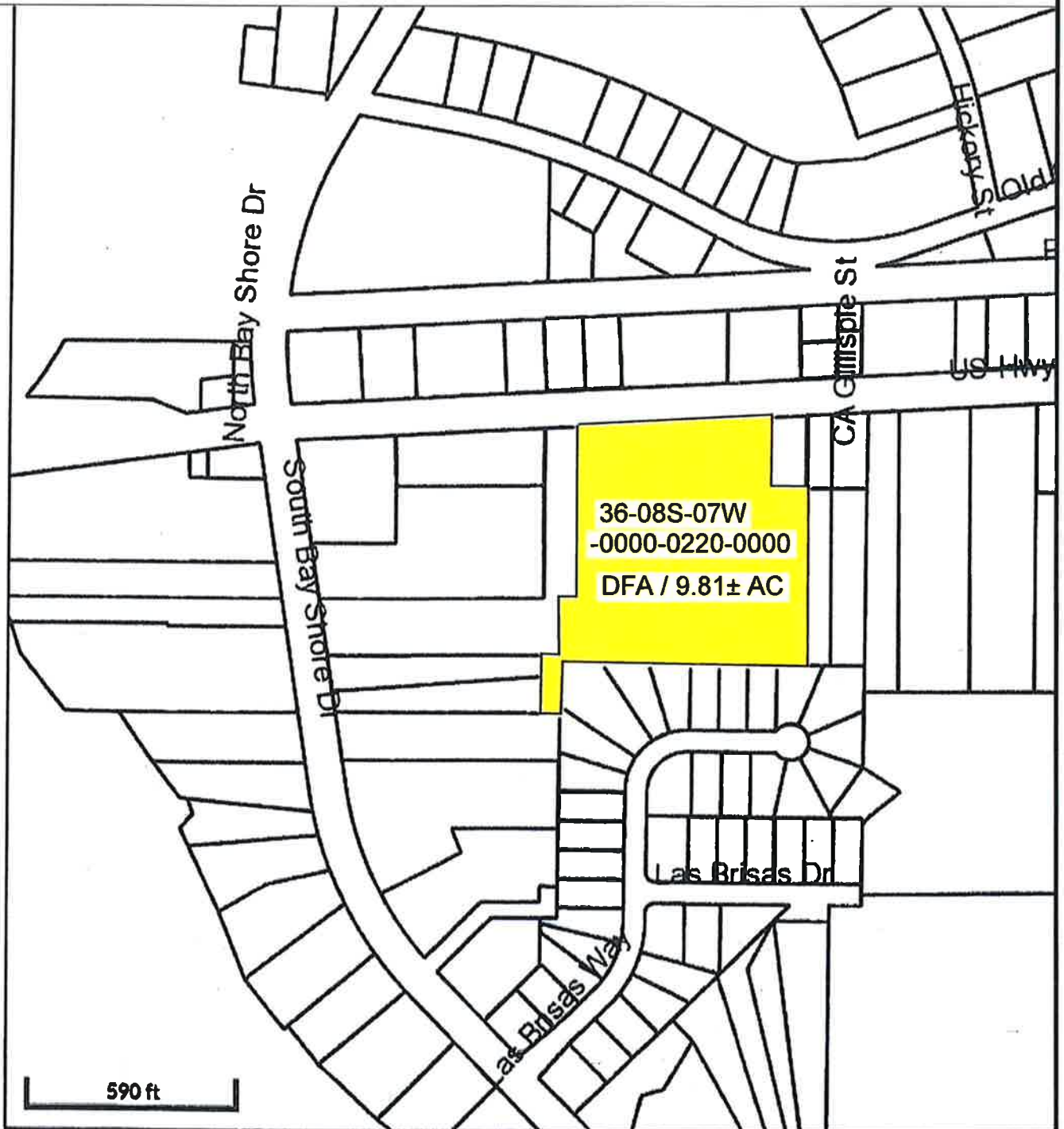
DEP:

COE:

OTHER:

DATE: April 19, 2019

SHEET: 1/3



Parcel ID 36-08S-07W-0000-0220-0000 Alternate ID 07W/08S360000002200000 Ow

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: John Ferguson

WATERBODY/CLASS: N/A

PURPOSE: Land Use Planning

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE: 29° 44' 7.36"

LONGITUDE: 84° 53' 45.84"

SECTION: 36 TOWNSHIP: 8 South

RANGE: 7 West

JOB: 19-043

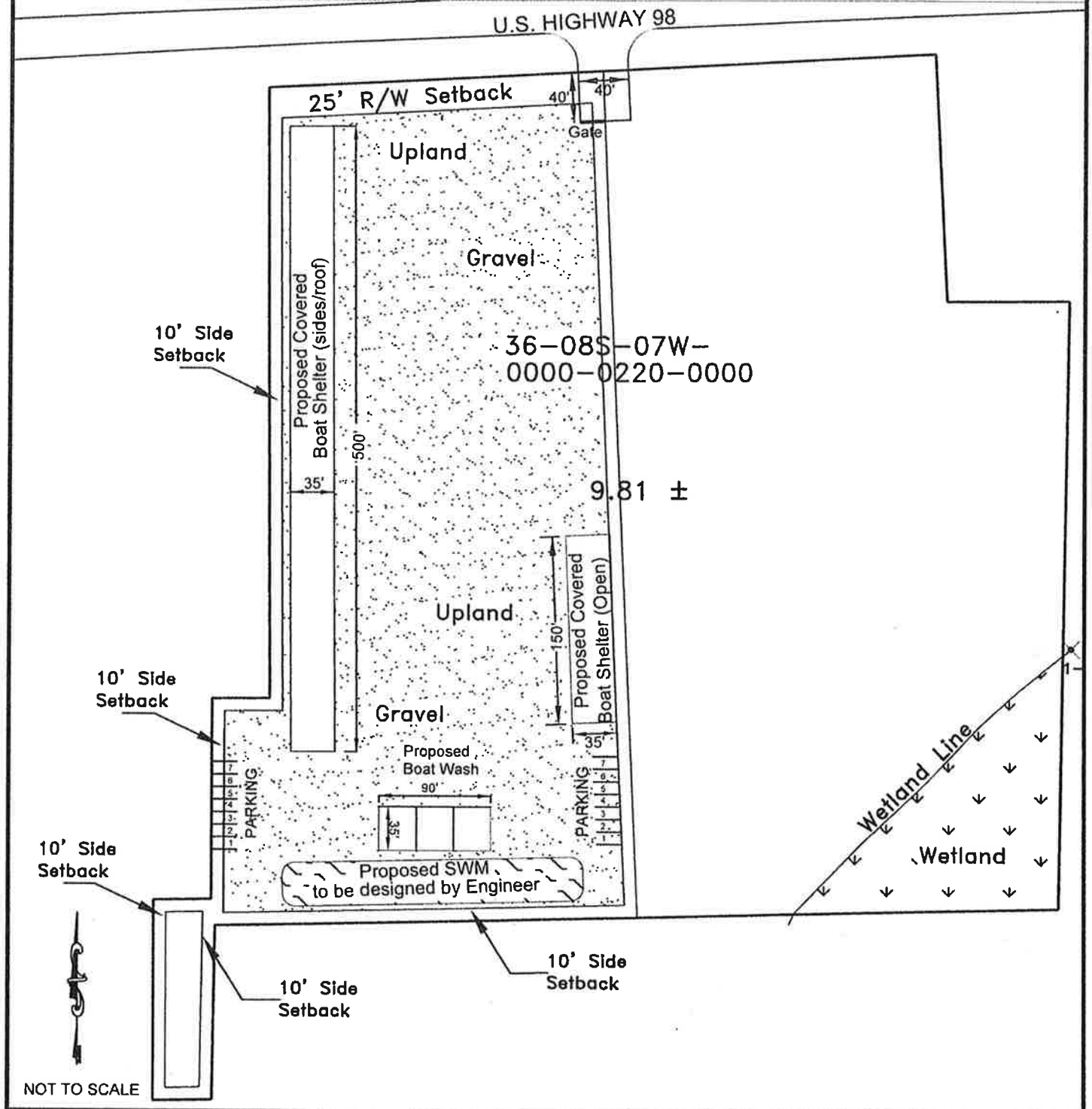
DEP:

COE:

OTHER:

DATE: April 19, 2019

SHEET: 3/3





PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: John Ferguson

WATERBODY/CLASS: N/A

PURPOSE: Land Use Planning

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 36 TOWNSHIP: 8 South

RANGE: 7 West

JOB: 19-043

DEP:

COE:

OTHER:

DATE: April 19, 2019

SHEET: 2/3





Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	36-08S-07W-0000-0220-0000	Alternate ID	07W08S360000002200000	Owner Address	ALLEN GEORGE K & CASSANDRA D
Sec/Twp/Rng	36-8S-7W	Class	VACANT		137 NORTH BAYSHORE DRIVE
Property Address		Acreage	7.04		JOINT TENANTS W/R/O/S
					EASTPOINT, FL 32328

District 5

Brief Tax Description 1) A PARCEL BEING 534 X 190
(Note: Not to be used on legal documents)

Date created: 5/1/2019

Last Data Uploaded: 5/1/2019 7:41:01 AM

Developed by Schneider
GEOSPATIAL

142 Hwy 98

ITEM #9 TAYLOR'S BUILDING SUPPLY PROJECT



Enclose existing garden center

New lumber tree

ITEM #10 GAY PROJECT

