

Franklin County Planning & Zoning Agenda
September 10, 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, August 13, 2019, to be mailed.
- 2- Review of the Monthly Building Report for August 2019.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Block 65, St. George Island Gulf Beaches, Unit 5, 735 Randolph Street, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 2' x 6' with a 10' x 20' terminus an 8' x 20' deck and 2' x 20' kayak launch and a 12' x 22' covered boat lift. This request will be contingent upon receiving required Army Corps of Engineer permit. Request submitted by Larry Joe Colson, A-1 Quality Docks and Boatlifts, agent for Craig and Margaret Chenggis, applicant. (Proposed House)

RE-ZONING APPLICATION:

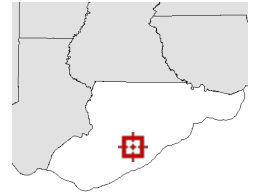
- 4- Consideration of a request to re-zone a 10.32 acre parcel of land lying in Section 18, Township 8 South, Range 5 West, 1849 US Highway 98, Eastpoint, Franklin County, Florida from R-3 Single Family Estate Residential to R-1 Single Family Residential. Request submitted by Robin and Suzanne Ackerman, applicants.

SKETCH PLAT APPROVAL:

- 5- Consideration of a request for Sketch Plat approval of a 1unit subdivision formerly known as Lots 1 and 2 Chateau de LaGrange, lying in Section 22, Township 9 South, Range 6 West, St. George Island, Franklin County, Florida. Request submitted by Barbara Sanders, agent for Corey and Deborah Reynolds-Johnsen, applicants.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7315-0065-0020	Alternate ID	06W09S29731500650020	Owner Address	CHENGGIS CRAIG C & MARGARET L
Sec/Twp/Rng	29-9S-6W	Class	VACANT		33 OLD FRIENDSHIP LANE
Property Address	735 RANDOLPH ST	Acreage	n/a		DAWSONVILLE, GA 30534
District	1				
Brief Tax Description	UNIT 5 BL 65				

(Note: Not to be used on legal documents)

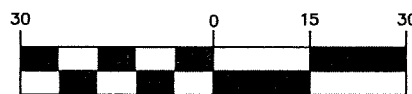
Date created: 7/30/2019

Last Data Uploaded: 7/30/2019 7:07:54 AM

Developed by  Schneider
GEOSPATIAL

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CRAIG CHENGGIS

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

LEGAL DESCRIPTION:

Lot 2, Block "65" of ST. GEORGE ISLAND
GULF BEACHES UNIT NO. 5, a subdivision
as per map or plat thereof as recorded
in Plat Book 3, Page 17 of the Public
Records of Franklin County, Florida.

LOT 3
BLOCK "65"

RIPARIAN LINE
ESTABLISHED BY
EXTENSION OF THE
PROPERTY METHODOLOGY

LOT 2
BLOCK "65"
0.28 ACRES±
(VACANT)

LOT 1
BLOCK "65"

RANDOLPH STREET
(60' R/W ~ DIRT)

LEGEND

FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
R.P.	RECORD PLAT
M	MEASURED
△	POINT NOT SET OR FOUND

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwesterly right-of-way of Randolph Street being North 63 degrees 36 minutes 00 seconds East as per record plat.
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.

REVISED 09/27/18; ADDED RIPARIAN LINES - MD

FLOOD ZONE INFORMATION:

Subject property is located in Zones "VE (EL 12)" and "VE (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120088 0545F, index date: February 05, 2014, Franklin County, Florida.

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 C. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



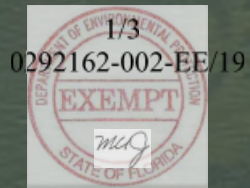
Thurman Roddenberry & Associates, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

DATE: 04/13/18	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 03957.DWG	DATE OF LAST FIELD WORK: 04/11/18	JOB NUMBER: 03-957	

Location of Proposed Activities



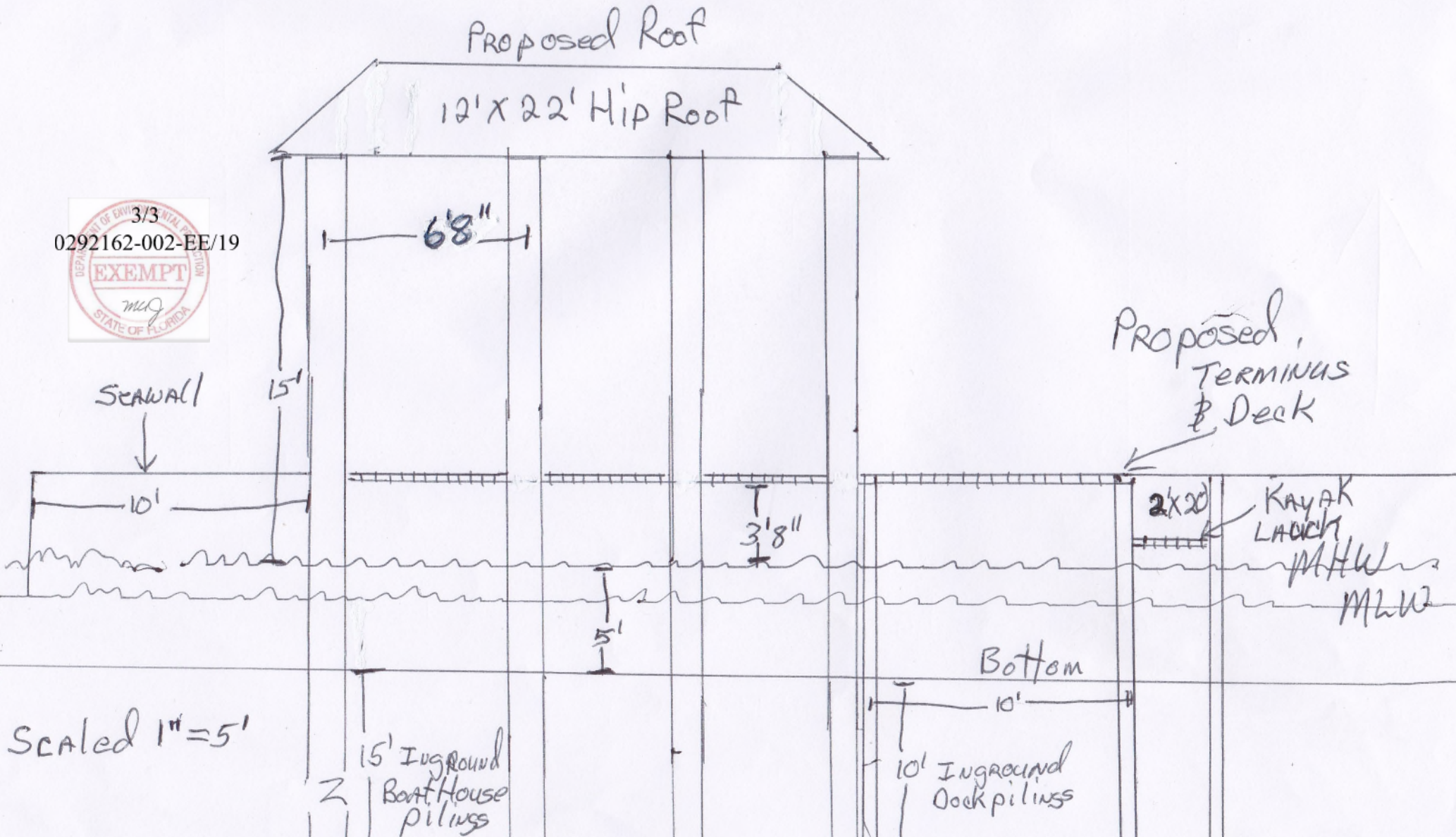
Applicants: Chenggis CRAIG & MARGARET L.
735 Randolph St., St. George Island, FL.
"Over Head View"
Corrected Riparian Lines → *90.36' * Wide Property Water-Canal Front
Existing Seawall



MAN MADE CANAL 100' wide
735 RANDOLPH ST.
SINGLE FAMILY DUCK & COVERED BOAT LIFT

From corner to the shore
is 46' of water in our
We had the crew in our
Repair in the figures, sorry
Water Surveys

Applicants: Chenggis Craig & Margaret L. "Side View"
735 Randolph St. St. George Island, FL.
Single Family Dock + Covered Boat Lift, no walls



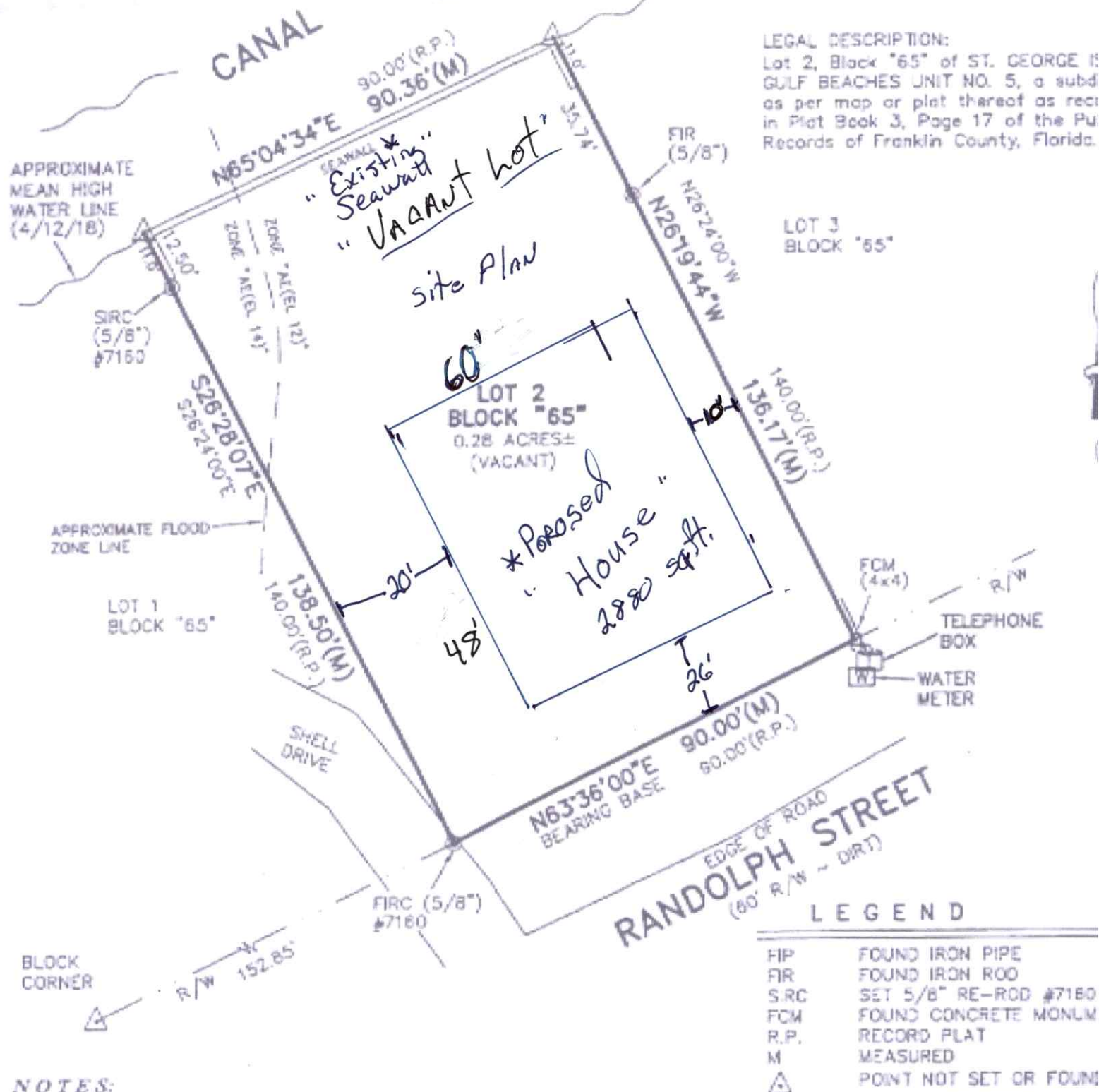
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CRAIG CHENGGIS

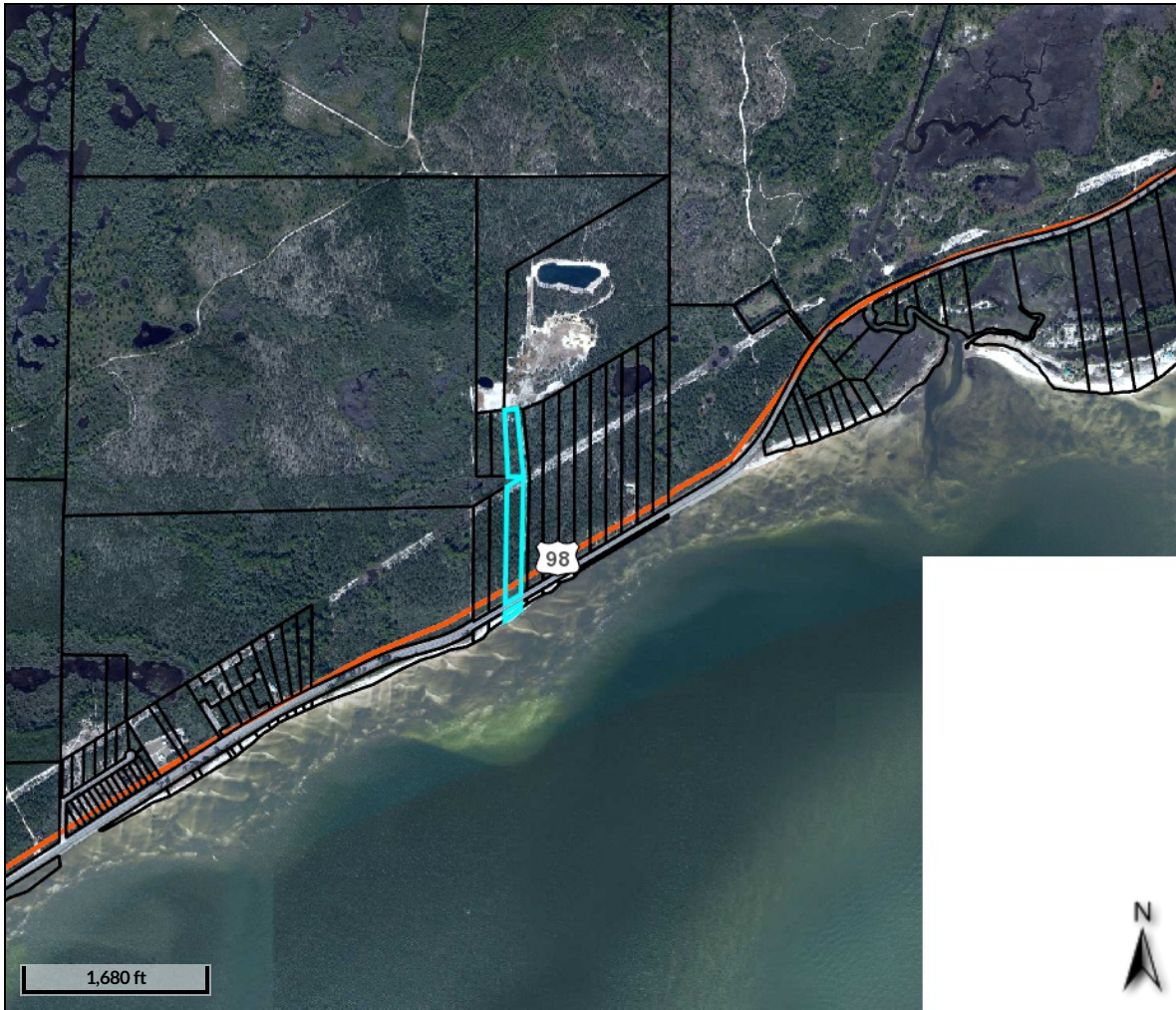
"Water Survey"

GRAPHIC SCALE

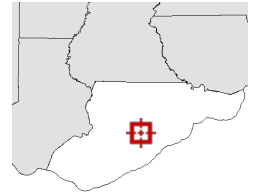


(IN FEET)
1 inch = 30 ft.





Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	18-08S-05W-6900-0000-0030	Alternate ID	05W08S18690000000030	Owner Address	ACKERMAN ROBIN T & SUZANNE L
Sec/Twp/Rng	--	Class	VACANT		9542 WALLIEN DRIVE
Property Address	THE SOUNDINGS UN-REC	Acreage	5.21		BROOKSVILLE, FL 34601
District	1				
Brief Tax Description	TRACTS 3-3A-3B THE SOUNDINGS				
	(Note: Not to be used on legal documents)				

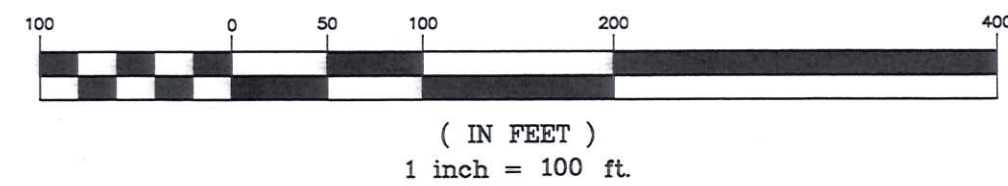
Date created: 7/30/2019

Last Data Uploaded: 7/30/2019 7:07:54 AM

Developed by Schneider
GEOSPATIAL

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ROBIN AKERMAN

GRAPHIC SCALE



LEGEND

M	MEASURED
D	RECORD PLAT
RP	RECORD DEED
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
SIRC	SET (5/8") IRON ROD AND CAP #7160
R/W	RIGHT-OF-WAY
NOT TO SCALE	
POINT NOT SET OR FOUND	
OHE	OVERHEAD ELECTRICAL LINE

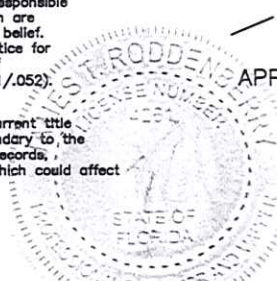
NOTES:

1. SURVEY SOURCE: Previous survey performed by this firm: (Job #97-117, date: 07/01/97), record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly Boundary of subject parcel being North 02 degrees 52 minutes 29 seconds 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. See attached sheet for legal description.

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. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261



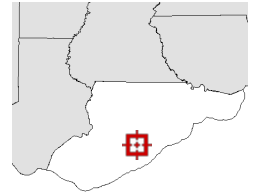
FLOOD ZONE INFORMATION:

Subject property is located in Zones "X", "X (0.2%)" and "VE (EL 19)" as per Flood Insurance Rate Map Community Panel Number: 120088 0420F, Index Date: February 5, 2017, Franklin County, Florida.

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32090			
PHONE NUMBER: 850-962-2538		FAX NUMBER: 850-962-1103	
DATE: 10/01/18		DRAWN BY: BB	N.B. PLAT
FILE: 97117L2&3.DWG		DATE OF LAST FIELD WORK: 09/27/18	COUNTY: FRANKLIN
JOB NUMBER: 97-117			



Overview



Legend

- Parcels
- Roads
- City Labels

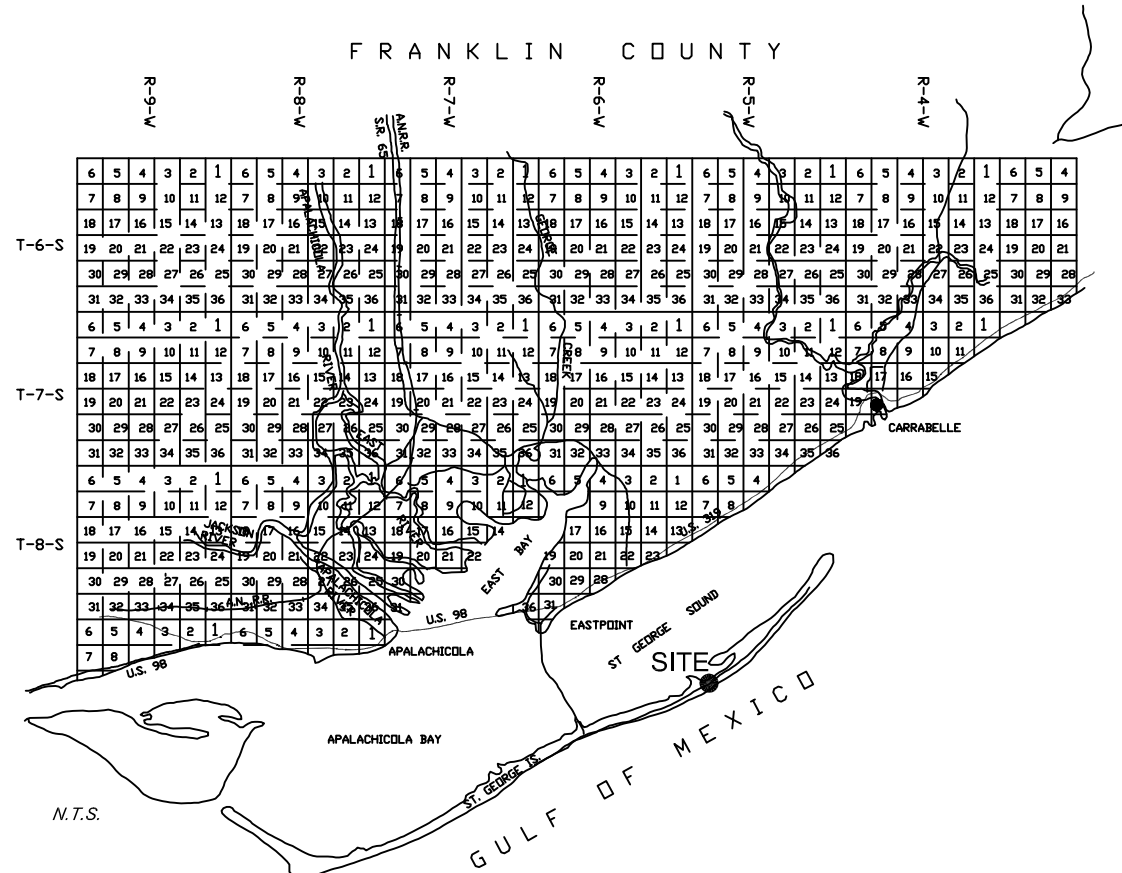
Parcel ID	29-09S-06W-7317-0000-0040	Alternate ID	06W09S29731700000040	Owner Address	JOHNSEN COREY S
Sec/Twp/Rng	29-9S-6W	Class	VACANT		JOHNSEN DEBORAH REYNOLDS-
Property Address	1160 E GULF BCH DR	Acreage	n/a		2229 BRANCHWOOD DR
					GRAPEVINE, TX 76051

District 1
Brief Tax Description LOT 1 CHATEAU DE LAGRANGE
(Note: Not to be used on legal documents)

Date created: 8/28/2019
Last Data Uploaded: 8/28/2019 7:07:30 AM

Developed by Schneider
GEOSPATIAL

A REPLAT OF LOTS 1 AND 2, CHATEAU de LaGRANGE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA LYING AND BEING SITUATE IN FRACTIONAL SECTION 22, TOWNSHIP 9 SOUTH, RANGE 6 WEST, FRANKLIN COUNTY, FLORIDA
A TWO UNIT SUBDIVISION



- PLAT NOTES:
1. SURVEY SOURCE: Record plat, special instructions as per client and a field survey performed by the undersigned surveyor.
 2. BEARING BASE: Easterly boundary of subject parcel being North 12 degrees 49 minutes 30 seconds West.
 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 supplanted 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 maybe found in the public records of this county.
 4. All platted 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 damages 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 "AE" (EL 13), Zone "AE" (EL 14), Zone "VE" (EL 14), Zone "VE" (EL 15) and Zone "VE" (EL 16) as per Flood Insurance Rate Map Community Panel No. 120088 0565F, index date: February 5, 2014, Franklin County, Florida.
 6. The limits of the flood zones shown hereon are approximate locations only as transposed from F.I.R.M. Map 120088 0565F 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.



DEDICATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

Known by all these present that Corey S. Johnsen, Deborah Reynolds-Johnsen, Carey S. Johnsen and Deborah Johnsen: the owners in fee simple of the lands shown hereon as DEBEE'S DREAM, a two unit subdivision, and which lands are more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of Lot 1 of Chateau de LaGrange, a subdivision as per map or plat thereof recorded in Plat Book 6, Page 7 of the Public Records of Franklin County, Florida said point also lying on the Southerly right-of-way boundary of State Road No. 300 (East Gulf Beach Drive) said point also lying on t a curve concave to the Southerly thence run Northeasterly along said right-of-way boundary and curve having a radius of 5,629.78 feet; thence Easterly along the arc, through a central angle of 00 degrees 10 minutes 48 seconds, for an arc distance of 17.70 feet, chord being North 77 degrees 28 minutes 02 seconds East 17.70 feet to an iron rod and cap (marked #7137); thence run North 77 degrees 18 minutes 48 seconds East along said right-of-way boundary 43.44 feet to an iron rod; thence run North 77 degrees 19 minutes 49 seconds East along said right-of-way boundary 61.01 feet to an iron rod and cap (marked #7160); thence leaving said right-of-way boundary run South 12 degrees 49 minutes 30 seconds East 715.58 feet to a point lying on the approximate mean high water line of the Gulf of Mexico; thence run South 77 degrees 46 minutes 14 seconds West along said mean high water line 122.16 feet; thence leaving said mean high water line run North 12 degrees 49 minutes 30 seconds West 714.67 feet to the POINT OF BEGINNING containing 2.00 acres, more or less.

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2019, BY COREY S. JOHNSEN
OWNER OF LOT 1, HESHE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT COUNTY OF _____, STATE OF _____
DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2019, BY DEBORAH REYNOLDS-JOHNSEN
OWNER OF LOT 1, HESHE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT COUNTY OF _____, STATE OF _____
DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2019, BY COREY S. JOHNSEN,
OWNER OF LOT 2, HESHE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT COUNTY OF _____, STATE OF _____
DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2019, BY DEBORAH REYNOLDS-JOHNSEN
OWNER OF LOT 2, HESHE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT COUNTY OF _____, STATE OF _____
DAY OF _____, 2019.

NOTARY _____ MY COMMISSION EXPIRES: _____

CONFIRMATION
STATE OF FLORIDA
COUNTY OF FRANKLIN

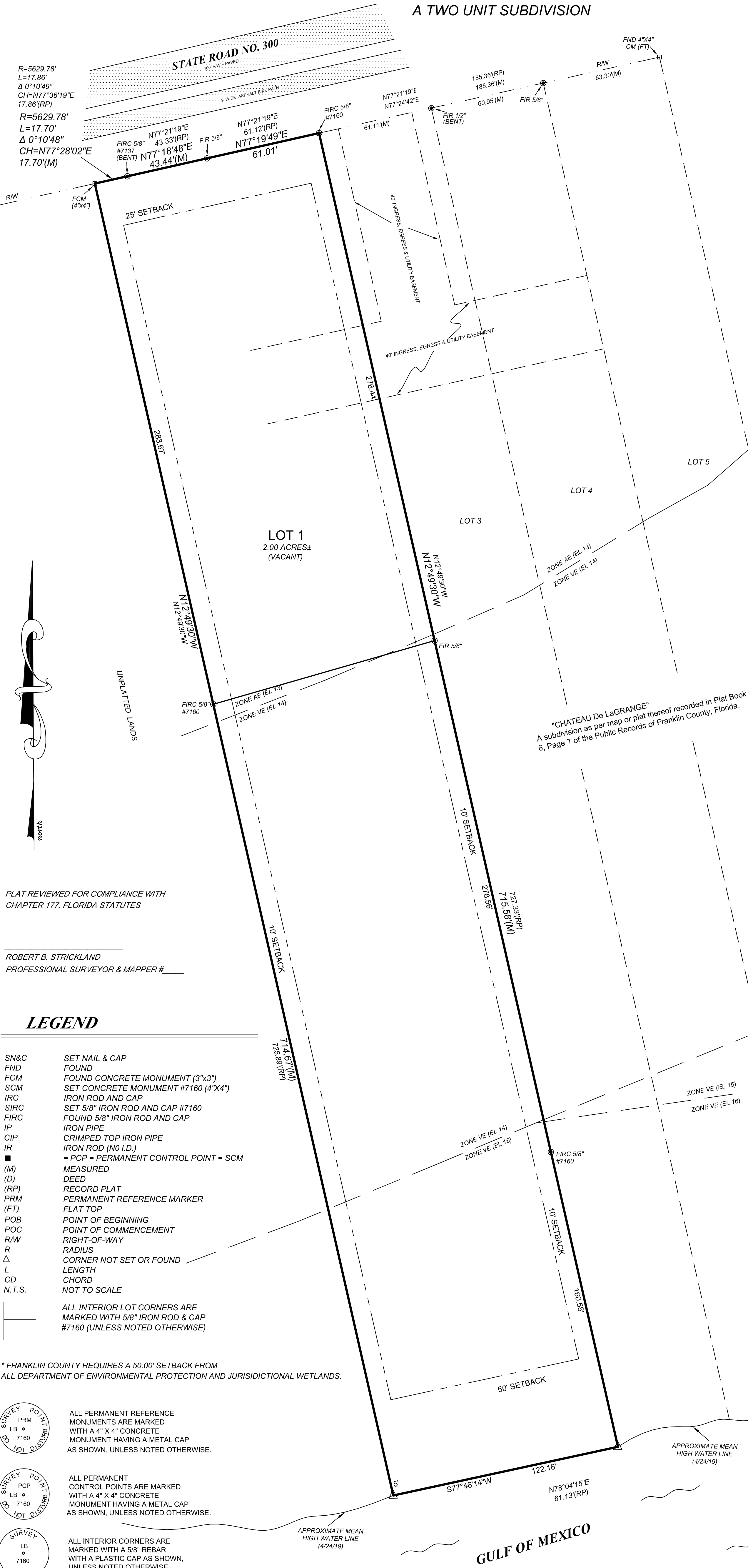
APPROVED BY THE FRANKLIN BOARD OF COUNTY COMMISSIONERS THIS
DAY OF _____, 2019.

NOAH LOCKLEY, JR. -- CHAIRMAN

THOMAS M. SHULER -- COUNTY ATTORNEY

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

MARCIA M. JOHNSON
CLERK OF THE CIRCUIT COURT



PLAT REVIEWED FOR COMPLIANCE WITH
CHAPTER 177, FLORIDA STATUTES

ROBERT B. STRICKLAND
PROFESSIONAL SURVEYOR & MAPPER # _____

LEGEND

SN&C SET NAIL & CAP
FND FOUND
FCM FOUND CONCRETE MONUMENT (3"x3")
SCM SET CONCRETE MONUMENT #7160 (4"x4")
IRC IRON ROD AND CAP
SIRC SET 5/8" IRON ROD AND CAP #7160
FIRC FOUND 5/8" IRON ROD AND CAP
IP IRON PIPE
CIP CRIMPED TOP IRON PIPE
IR IRON ROD (NO I.D.)
PCP = PERMANENT CONTROL POINT = SCM
MEASURED
(M) MEASURED
(D) DEED
(RP) RECORD PLAT
(PRM) PERMANENT REFERENCE MARKER
(FT) PLAT TOP
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
R RADIUS
CORNER NOT SET OR FOUND
L LENGTH
CD CHORD
N.T.S. NOT TO SCALE

ALL INTERIOR LOT CORNERS ARE
MARKED WITH 5/8" IRON ROD & CAP
#7160 (UNLESS NOTED OTHERWISE)

* 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" 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 5/8" REBAR
WITH A PLASTIC CAP AS SHOWN,
UNLESS NOTED OTHERWISE.

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
complies with both Chapter 177 of the Florida Statutes
and standards for practice for Land
Surveying (F.A.C. 5J-17.051).

JAMES T. RODDENBERRY
Surveyor & Mapper FL Certificate No. 4261

DATE: 08/23/19	FIELD BOOK PAGE	DRAWING NAME: 19249RP.DWG	CLIENT: JOHNSEN	JOB NO. 19249
SEC. 22 T9S R6W	COUNTY: FRANKLIN	DRAWN BY: MMD	THURMAN RODDENBERRY & ASSOCIATES, INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2525 FAX NUMBER: 850-962-1182 L# 87160	SHEET NO. 1 OF 1