

Franklin County Planning & Zoning Agenda

October 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 APPLICANTS 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 September 2019.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Single Family Residential Dock located at Lot 2, Savannah Cove, 1269 E Gulf Beach Drive, St. George Island, Franklin County, FL. The proposed access walkway for the dock will be 275' x 4' with a 12' x 20' terminal platform and (2) 12' x 20' boat lifts. This request will be contingent upon receiving required DEP and Army Corps of Engineer permit. Request submitted by Garlick Environmental Agency, agent for Joseph Lawrence, applicant (has house)

SKETCH PLAT APPROVAL:

- 4- Consideration of a request for Sketch Plat approval of a 5 unit subdivision names Black Bear Bayou II a replat of Lots 1 and 7 of Black Bear Bayou, lying in Section 8, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Thurman Roddenberry and Associates, agent for John Johnson, applicant.

FINAL PLAT APPROVAL:

- 5- Consideration of a request for Final 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.

RE-ZONING & LAND USE CHANGE APPLICATION:

- 6- Consideration of a request for a land use change of 1.04 Acres from Commercial Recreation to Commercial Fishing and a re-zoning change from C-3 Commercial Recreation to C-1 Commercial Fishing. Property lying in Section 6, Township 7 South, Range 1 West, 127 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Paul and Stephanie Parker, applicants.
- 7- Consideration of a request for a land use change of 7.68 Acre parcel from Single Family Residence and Single Family Home Industry to Commercial Business and a rezoning from R-1 Single Family Residential and R-4 Single Family Home Industry to C-2 Commercial Business. Property lying in Section 22, Township 8 South, Range 6 West. Request submitted by James Ward, applicant.

COMMERCIAL SITE PLAN REVIEW:

- 8- Consideration of a request for Commercial Site Plan Review to place a gas station and car wash on property described as 1015 US Highway 98, Eastpoint, Franklin County, Florida. Property lying in Section 22, Township 8 South, Range 6 West. Request submitted by James Ward, applicant.



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	29-09S-06W-7317-0000-0402	Alternate ID	06W09S29731700000402	Owner Address	LAWRENCE JOSEPH R & RHONDA B
Sec/Twp/Rng	--	Class	SINGLE FAM		300 HEMLOCK COVE
Property Address	1269 E GULF BCH DR	Acreage	n/a		BALL GROUND, GA 30107
	LOT 2 SAVANNAH COVE				
District	1				
Brief Tax Description	LOT 2 SAVANNAH COVE OR/484/83				
	(Note: Not to be used on legal documents)				

Date created: 9/25/2019
Last Data Uploaded: 9/25/2019 7:06:37 AM

Developed by  **Schneider**
GEOSPATIAL

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: Joseph Lawrence

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

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9South

RNG: 6 West

JOB: 19-091

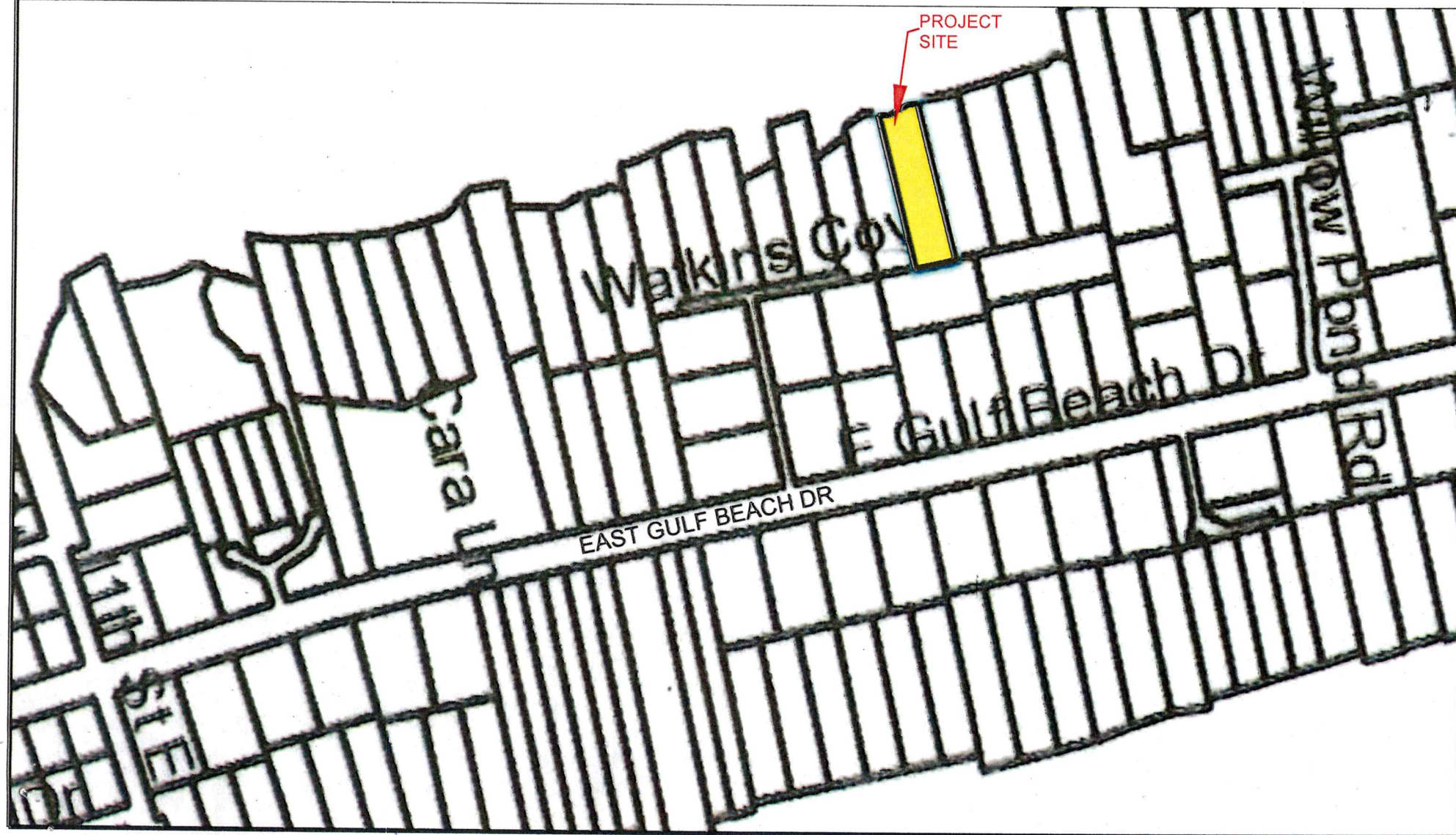
DEP:

COE:

OTHER:

DATE: August 19, 2019

SHEET: 1/4



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OTHER:

LATITUDE:

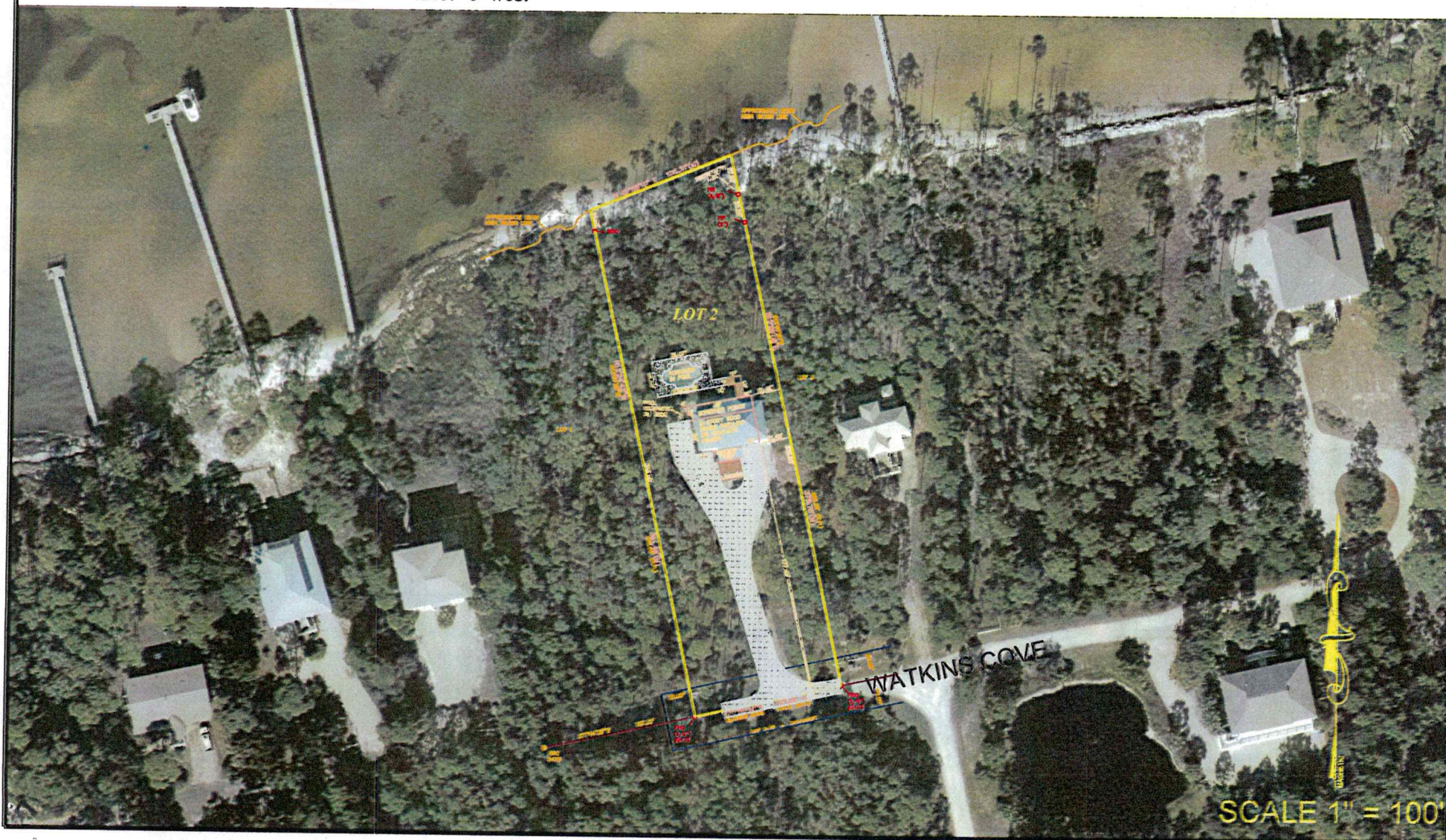
DATE: August 19, 2019

LONGITUDE:

SHEET: 2/4

SECTION: 29 TNSHP: 9 South

RNG: 6 West

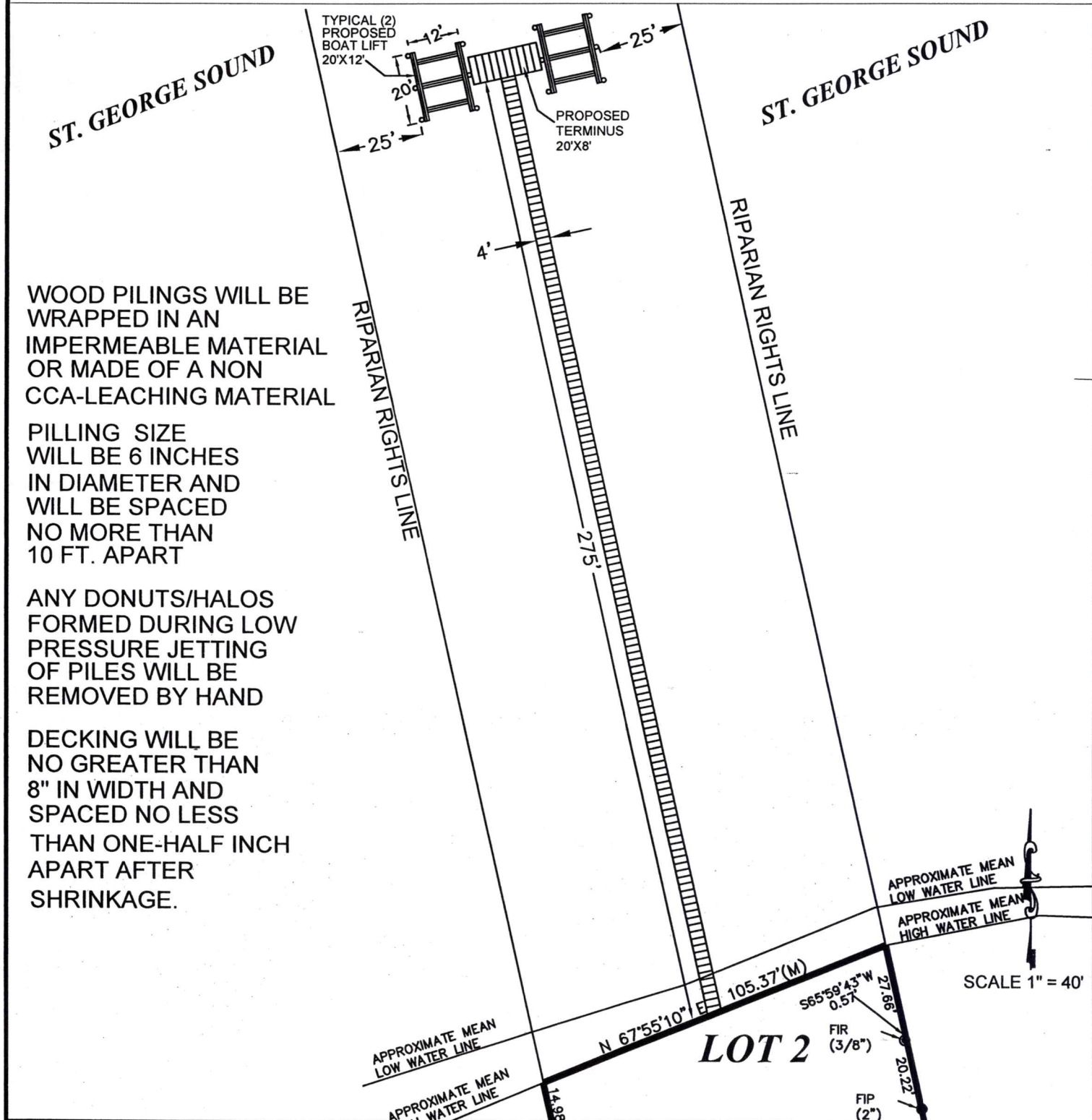


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LONGITUDE:
SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 19-091
DEP:
COE:
OTHER:
DATE: August 19, 2019
SHEET: 3/4



WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CCA-LEACHING MATERIAL

PILING SIZE WILL BE 6 INCHES IN DIAMETER AND WILL BE SPACED NO MORE THAN 10 FT. APART

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 SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

SHEET: 4/4

[illegible]



Overview



Legend

-  Parcels
-  Roads
-  City Labels

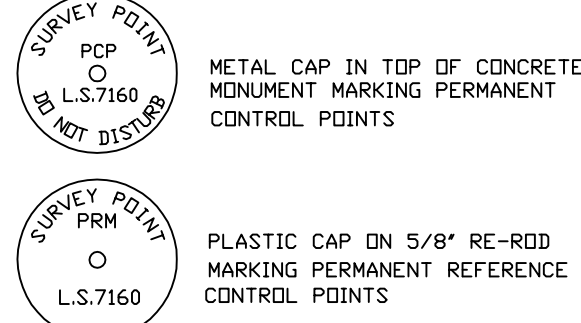
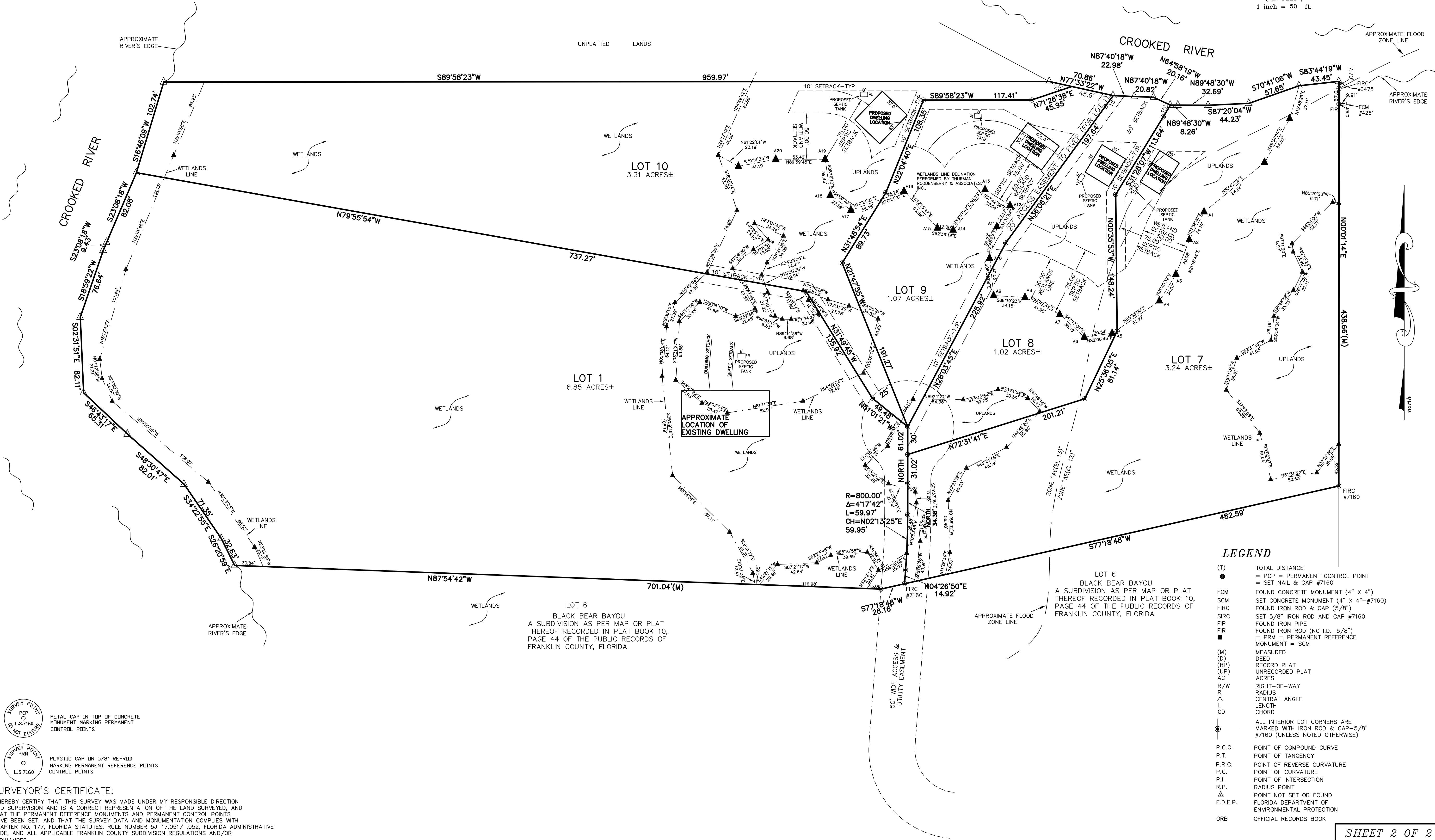
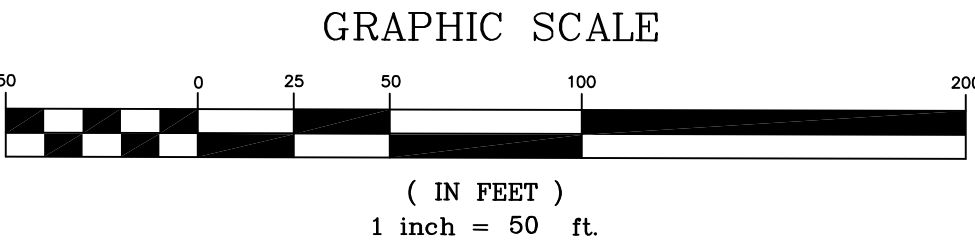
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GEOSPATIAL

PRELIMINARY PLAT OF
BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

A SUBDIVISION LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FRANKLIN COUNTY, FLORIDA, BEING
A RE-PLAT OF LOTS 1 AND 7 OF BLACK BEAR BAYOU, A SUBDIVISION AS PER MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 10, PAGE 44 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

PLAT BOOK PAGE



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND
THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS
HAVE BEEN SET, AND THAT THE SURVEY DATA AND MONUMENTATION COMPLIES WITH
CHAPTER NO. 177, FLORIDA STATUTES, RULE NUMBER 5J-17.051/.052, FLORIDA ADMINISTRATIVE
CODE, AND ALL APPLICABLE FRANKLIN COUNTY SUBDIVISION REGULATIONS AND/OR
ORDINANCES.

JAMES T. RODDENBERRY
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO: 4261

SURVEYOR'S SEAL

"Not valid without the signature and the original
seal of a Florida licensed surveyor and mapper"

LEGEND

- (T) TOTAL DISTANCE
● P.C.P. = PERMANENT CONTROL POINT
○ SET NAIL & CAP #7160
FCM FOUND CONCRETE MONUMENT (4" X 4")
SCM SET CONCRETE MONUMENT (4" X 4" - #7160)
FIRC FOUND IRON ROD & CAP (5/8")
SIRC SET 5/8" IRON ROD AND CAP #7160
FIP FOUND IRON PIPE
FIR FOUND IRON ROD (NO I.D. - 5/8")
■ PRM = PERMANENT REFERENCE MONUMENT = SCM
(M) MEASURED
(D) DEED
(RP) RECORD PLAT
(UP) UNRECORDED PLAT
AC ACRES
R/W RIGHT-OF-WAY
R RADIUS
Δ CENTRAL ANGLE
L LENGTH
CD CHORD
● ALL INTERIOR LOT CORNERS ARE MARKED WITH IRON ROD & CAP - 5/8" #7160 (UNLESS NOTED OTHERWISE)
P.C.C. POINT OF COMPOUND CURVE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
R.P. RADIUS POINT
△ POINT NOT SET OR FOUND
F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
ORB OFFICIAL RECORDS BOOK

TR & A

THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS

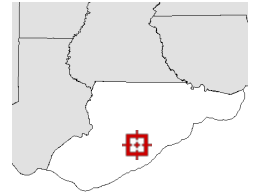
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358

PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103

DATE: 08/30/19	DRAWN BY: BB	NB.617 Pg.54	COUNTY: FRANKLIN
FILE: 09030L1.DWG	DATE OF LAST FIELD WORK: 07/29/19	JOB NUMBER: 09-030	



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)

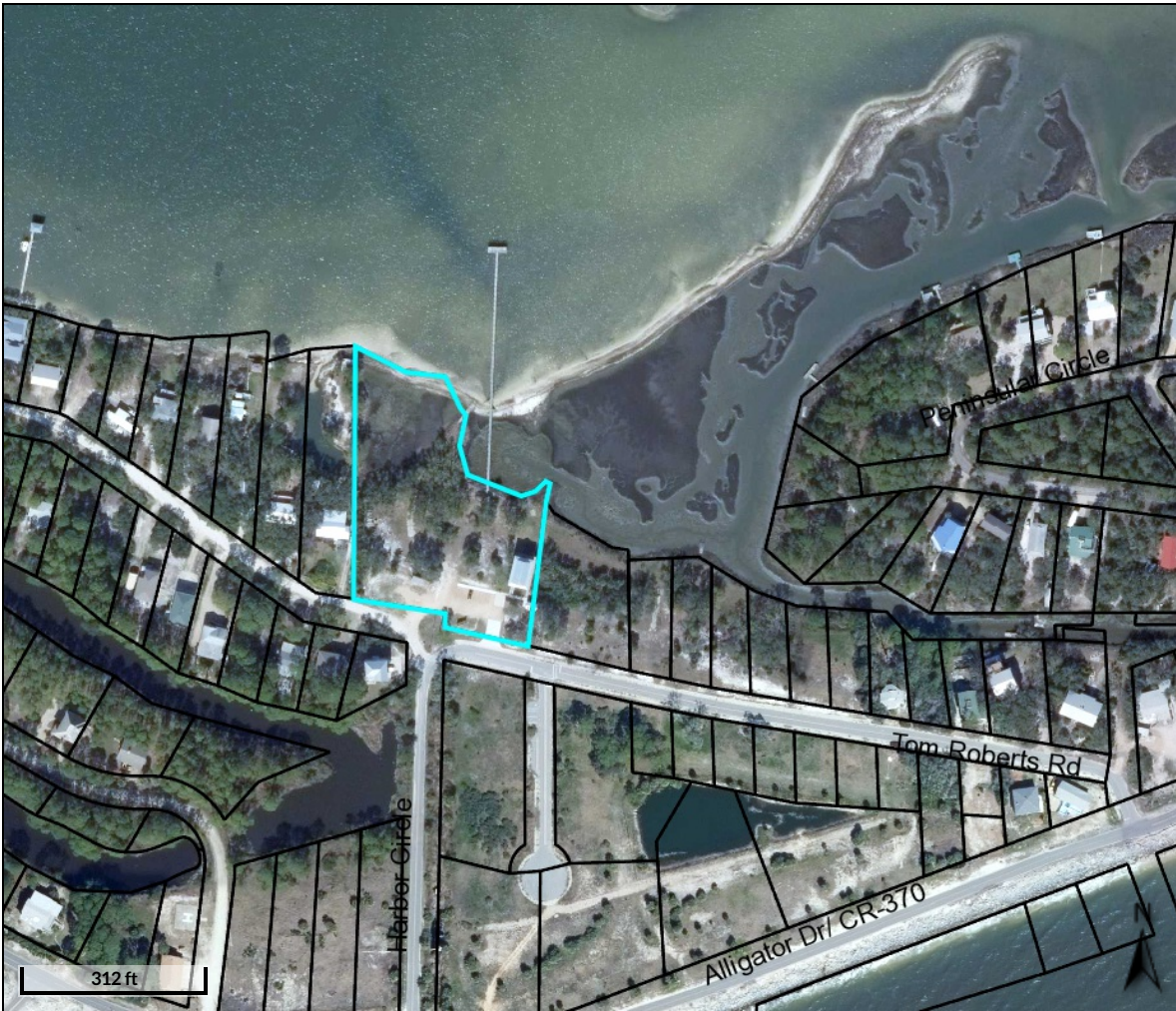
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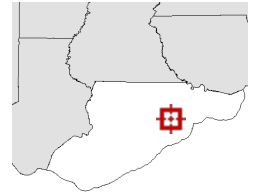


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Franklin County, FL



Overview



Legend

- ☐ Parcels
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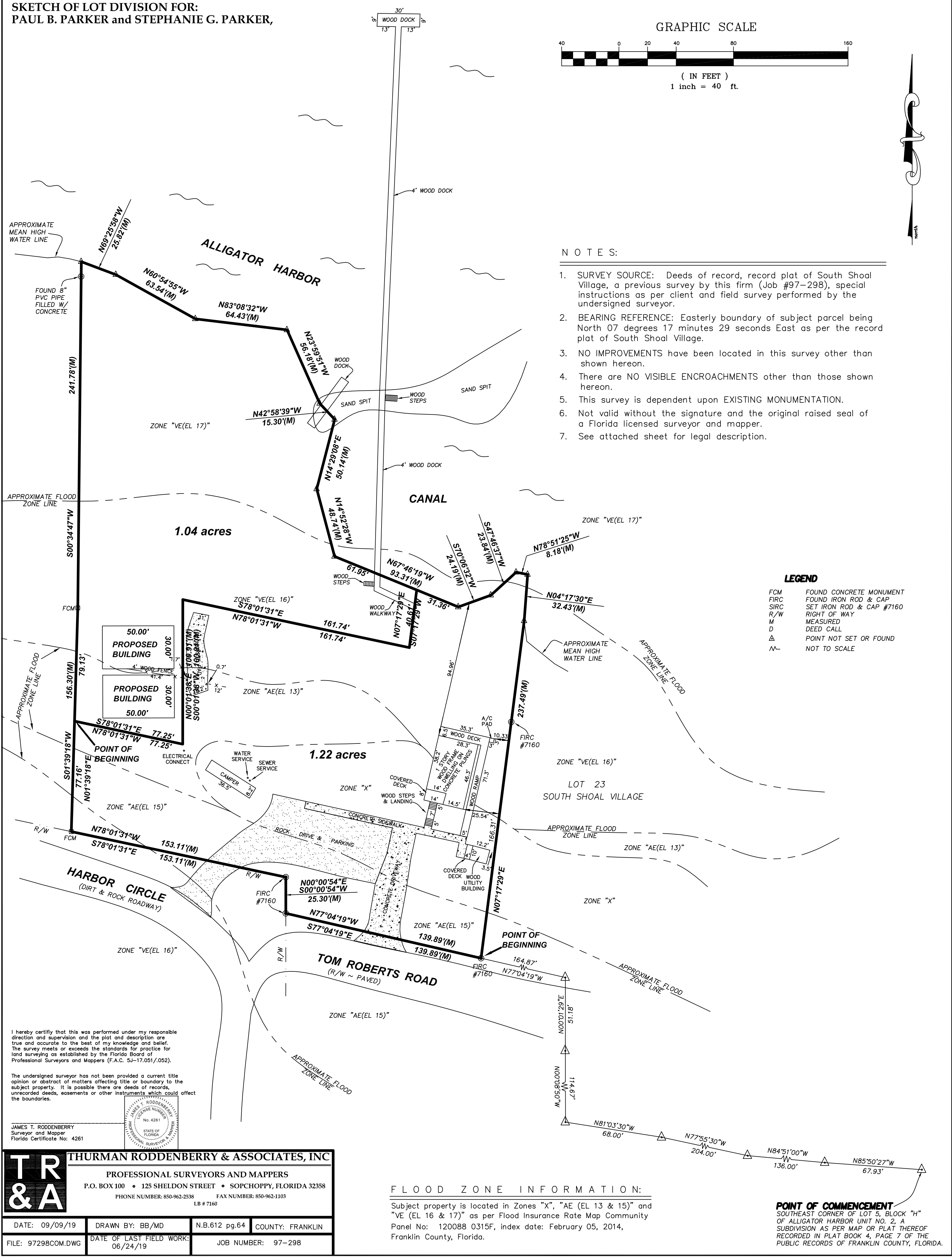
Parcel ID	06-07S-01W-0000-0280-0010	Alternate ID	01W07S06000002800010	Owner Address	PARKER PAUL & ET AL
Sec/Twp/Rng	--	Class	OFFICE BUI		632 MARINER CIRCLE
Property Address	127 HARBOR CIRCLE	Acreage	2.188		ALLIGATOR POINT, FL 32346
District	7				
Brief Tax Description	A PARCEL IN SECTION 06 07S 01W				
	(Note: Not to be used on legal documents)				

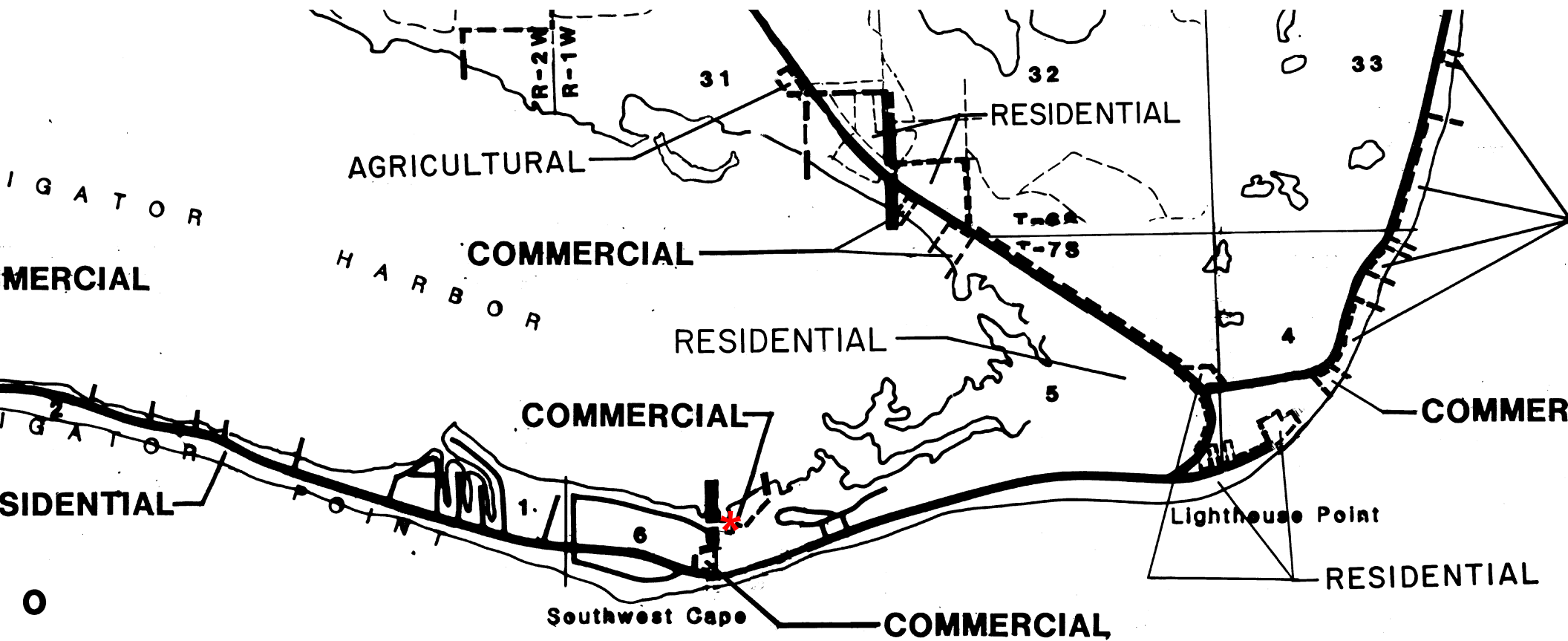
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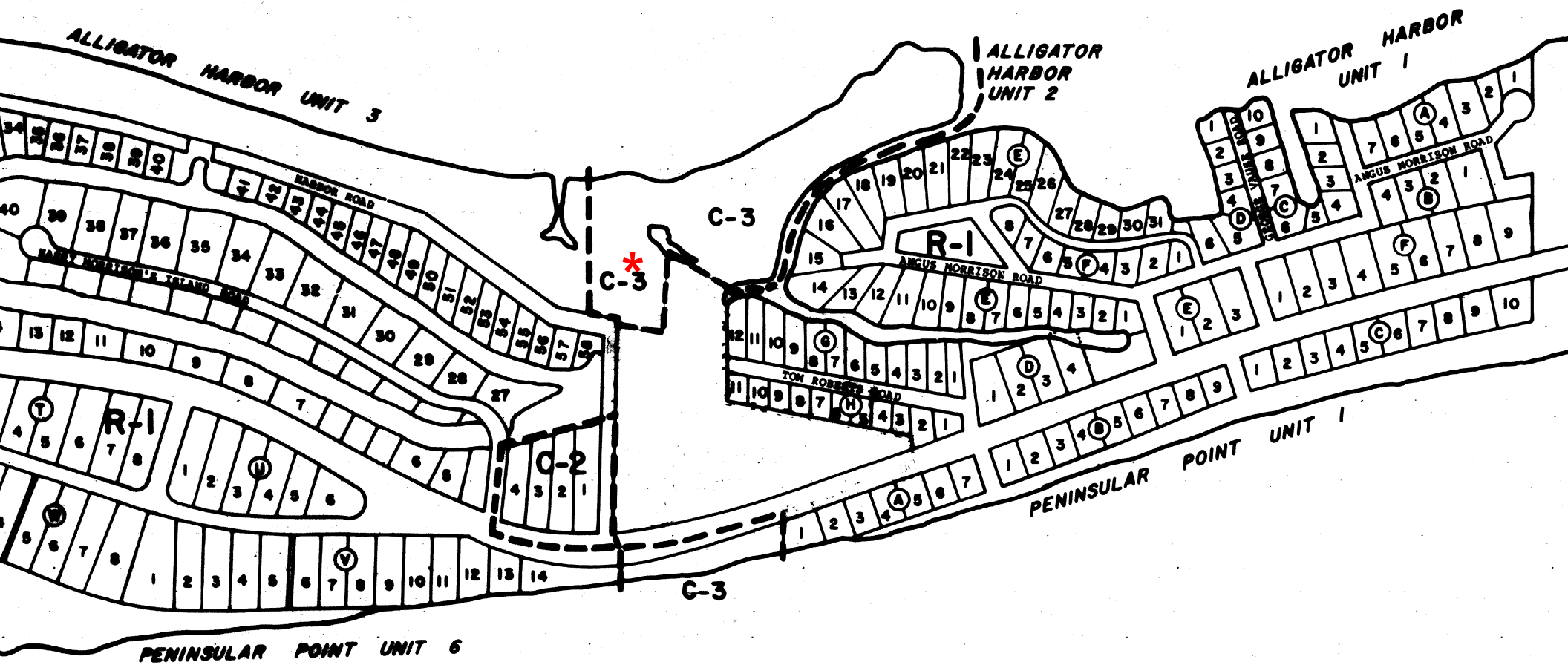
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SKETCH OF LOT DIVISION FOR:
PAUL B. PARKER and STEPHANIE G. PARKER,



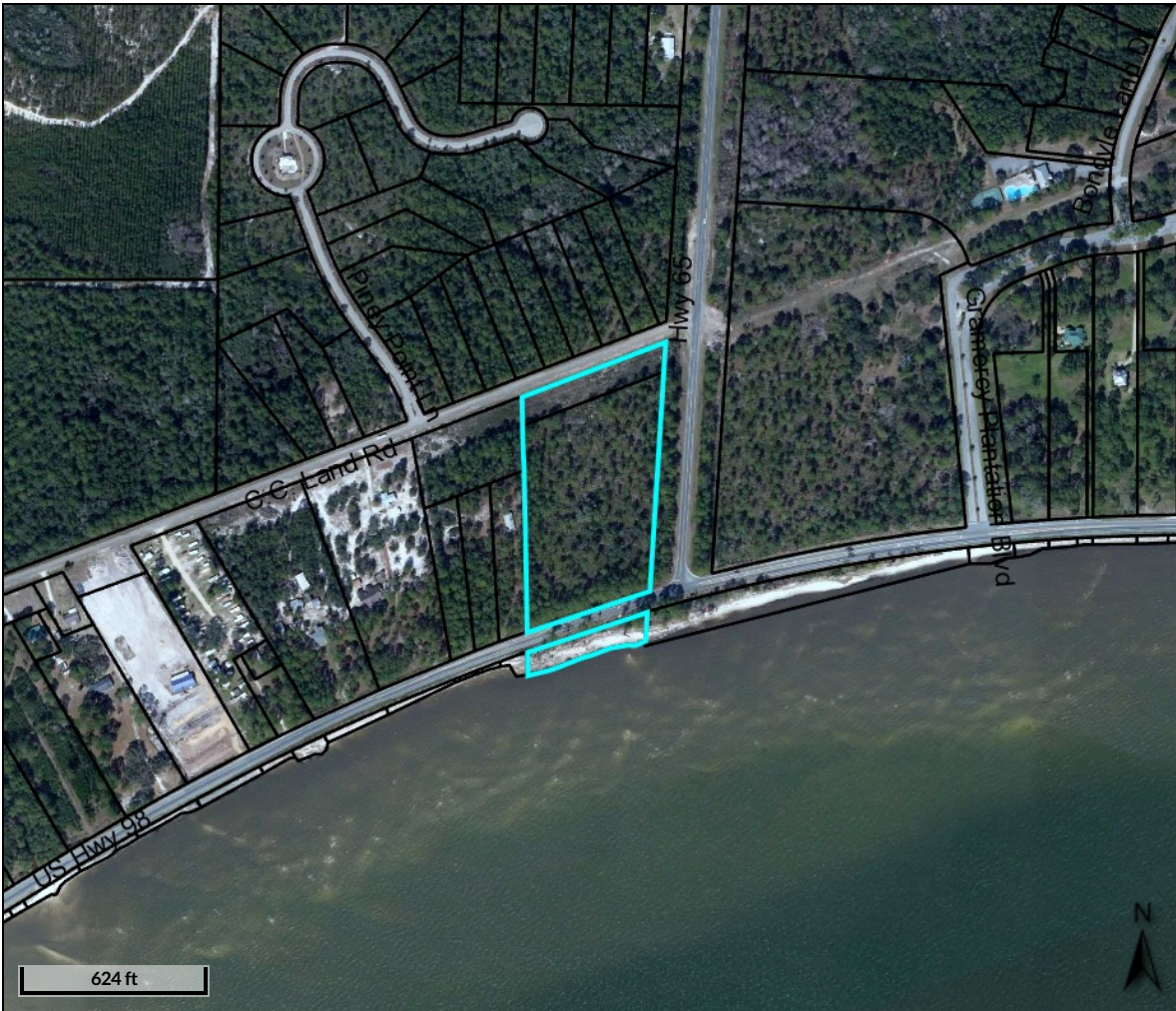




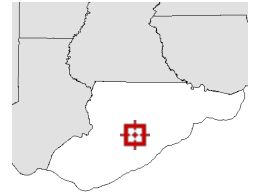


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Franklin County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID 22-08S-06W-0000-0030-0000

Sec/Twp/Rng 22-8S-6W

Property Address 1015 HWY 98

District 1

Brief Tax Description 3.67 AC & THE LANDS S OF HWY

(Note: Not to be used on legal documents)

Alternate ID 06W08S22000000300000

Class VACANT

Acreage 10.07

Owner Address WARD JAMES HAROLD

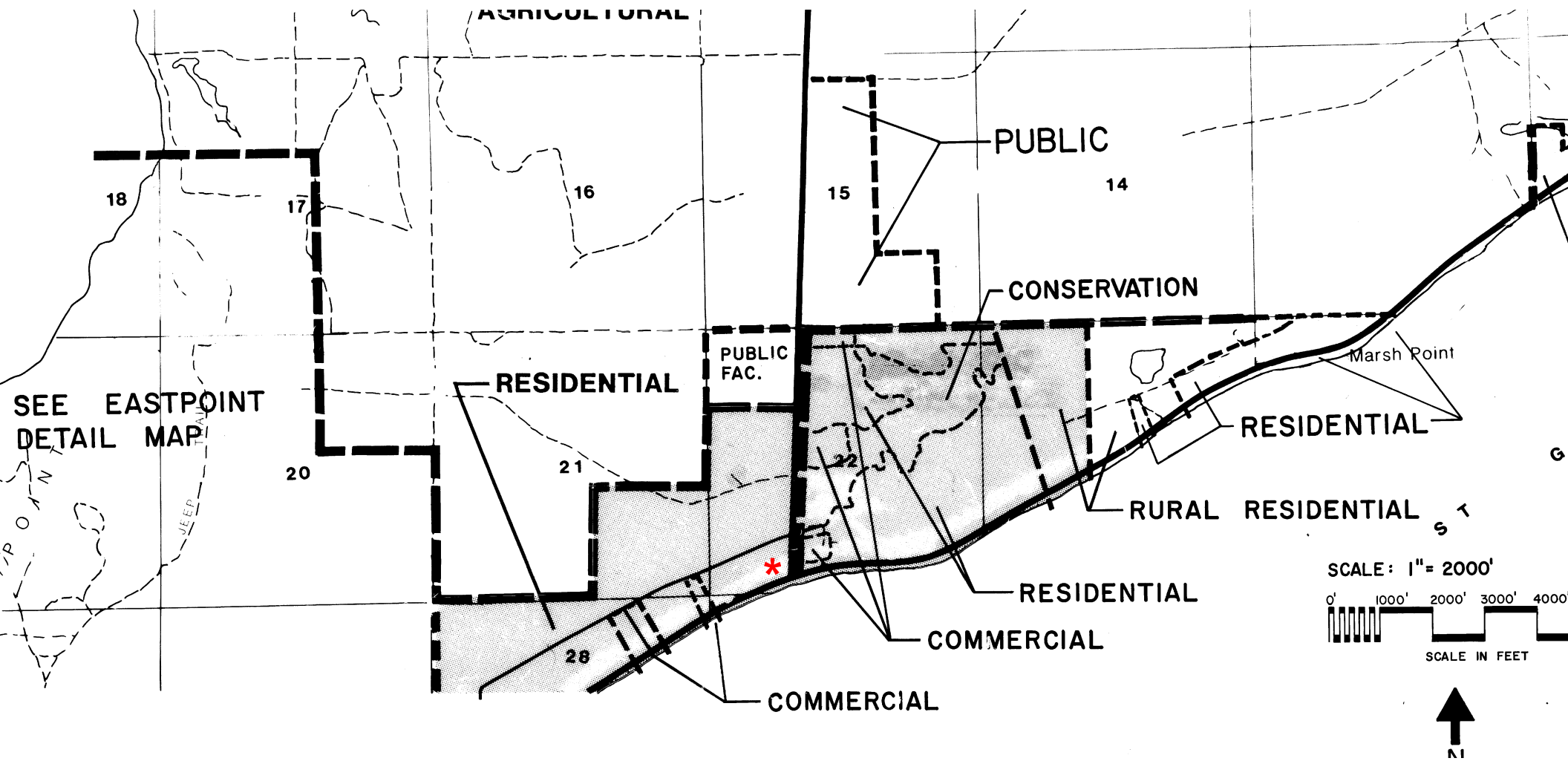
677 CYPRESS AVENUE

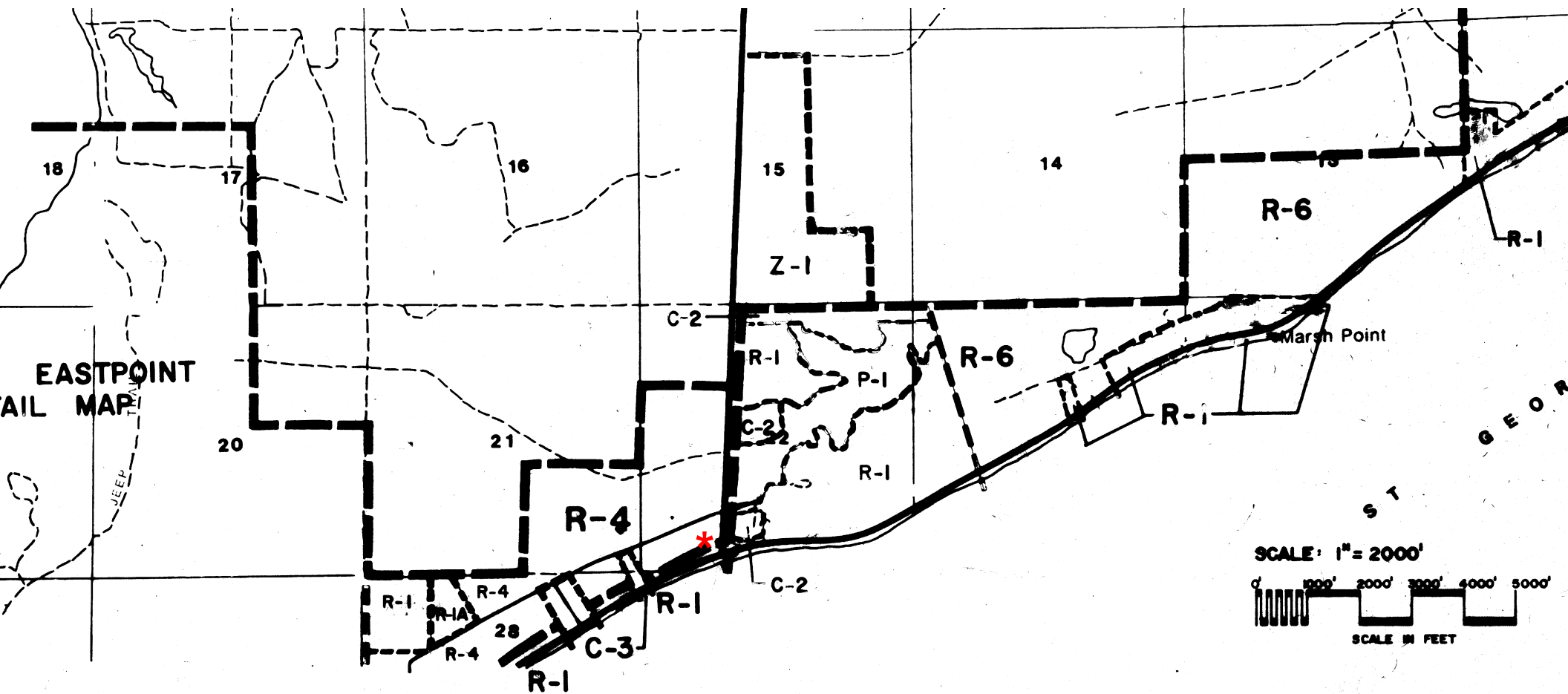
EASTPOINT, FL 32328

Date created: 9/26/2019

Last Data Uploaded: 9/26/2019 12:22:10 PM

Developed by  Schneider
GEOSPATIAL

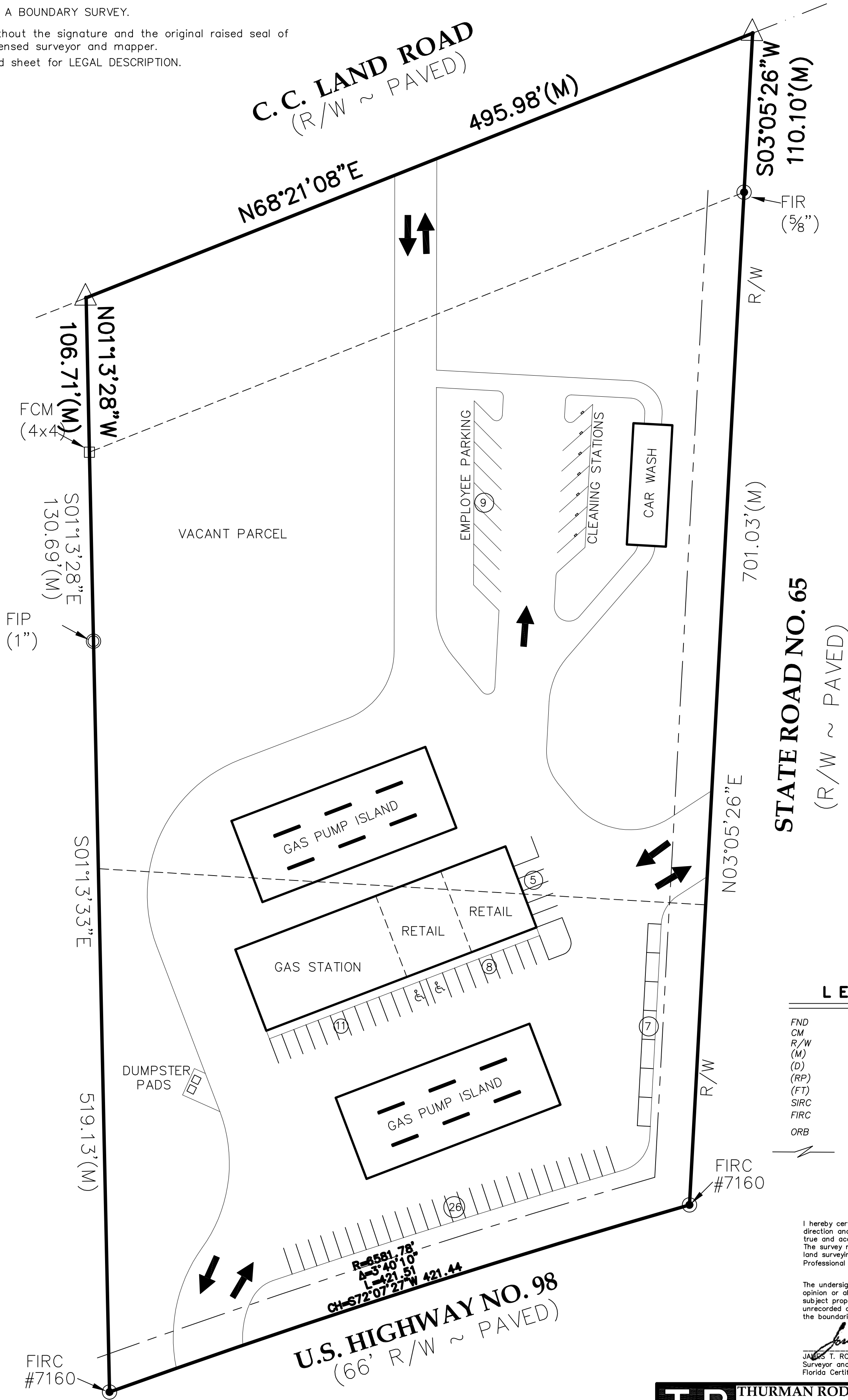




NOTES:

1. SKETCH SOURCE: Deed of record, special instructions as per client and a previous survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southerly boundary of a 100' wide power line easement also being the Northerly boundary of subject parcel being South 68 degrees 21 minutes 08 seconds West as per record deed.
3. THIS IS NOT A BOUNDARY SURVEY.
4. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. See attached sheet for LEGAL DESCRIPTION.

PLAT OF SPECIFIC PURPOSE TO SHOW SITE PLAN FOR:
JAMES WARD



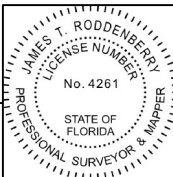
LEGEND

FND	FOUND
CM	CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
(M)	MEASURED
(D)	DEED
(RP)	RECORD PLAT
(FT)	FLAT TOP
SIRC	SET 5/8" IRON ROD AND CAP #7160
FIRC	FOUND 5/8" IRON ROD AND CAP
ORB	OFFICIAL RECORDS BOOK
	REPRESENTS NOT TO SCALE

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
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



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
LB # 7160

DATE: 10/03/18	DRAWN BY: BB	N.B.	PG	COUNTY: FRANKLIN
FILE: 13156.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 13-156		

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.