

Franklin County Planning & Zoning Agenda

November 12, 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, October 8, 2019.
- 2- Review of the Monthly Building Report for October 2019.

CRITICAL SHORELINE APPLICATION:

- 3- Consideration of a request to construct a Multi-Family Dock located at 2832 US Highway 98 East, St. James, Franklin County, Florida. The Dock will be 150' x 4' with an 8' x 16' kayak launch and 8' x 12' terminal platform. This application will be contingent upon State and Federal Permits. Request submitted by Larry Joe Colson, agent for St. James PUD (Armand Evans), applicant.

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.

COMMERCIAL SITE PLAN REVIEW:

- 5- Consideration of a request for Commercial Site Plan Review of two new aquaculture production buildings on property described as 125 Harbor Circle, Alligator Point, Franklin County, Florida. Property lying in Section 6, Township 7 South, Range 1 West. Request submitted by Garlick Environmental Associates, agent for Paul Parker et al.
- 6- Consideration of a request for Commercial Site Plan Review of an existing building on property described as 623 Highway 98, Apalachicola, Franklin County, Florida. Property lying in Section 11, Township 9 South, Range 8 West. Request submitted by Garlick Environmental Associates, agent for Charlotte Schneider, applicant.

RE-ZONING & LAND USE CHANGE APPLICATION:

- 7- Consideration of a request for a Land Use change from Residential to Commercial and a Re-Zoning change from R-1 Single Family Residential to C-3 Commercial Recreation. Property described as Lot 1, Block 2, Magnolia Bluff Subdivision, 100 North Bayshore Drive, Eastpoint, Franklin County, Florida, lying in Section 36, Township 8 South, Range 7 West. Request submitted by Eastpoint Lands, LLC, applicant.
- 8- Consideration of request for a Land Use change of 1.39 acres from Residential to Commercial and a Re-Zoning change from R-4 Single Family Home Industry to C-3 Commercial Recreation. Property described as 478 Avenue A, Eastpoint, Franklin County, Florida, lying in Section 30, Township 8 South, Range 6 West, 478 Avenue A, Eastpoint, Franklin County, Florida. Request submitted by Eastpoint Lands, LLC, applicant.

- 9- Consideration of request for land use change of 4 acres from Residential to Commercial and a Re-Zoning change from R-4 Single Family Home Industry to C-3 Commercial Recreation. Property described as 83 Otterslide Road, Eastpoint, Franklin County, Florida, lying in Section 30, Township 8 South, Range 6 West. Request submitted by Eastpoint Lands, LLC, applicant.
- 10- Consideration of request for Land Use change of 5.52 Acres from Residential to Commercial and a Re-Zoning change from R-2 Single Family Mobile Home to C-3 Commercial Recreation. Property described as 128 Patty Lane, Eastpoint, Franklin County, Florida lying in Section 30, Township 8 South, Range 6 West. Request submitted by Bruce and Angeline Millender, applicant.



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Franklin County, FL



Overview



Legend

- Parcels
- Roads
- City Labels
- Sec-Twn-Rng

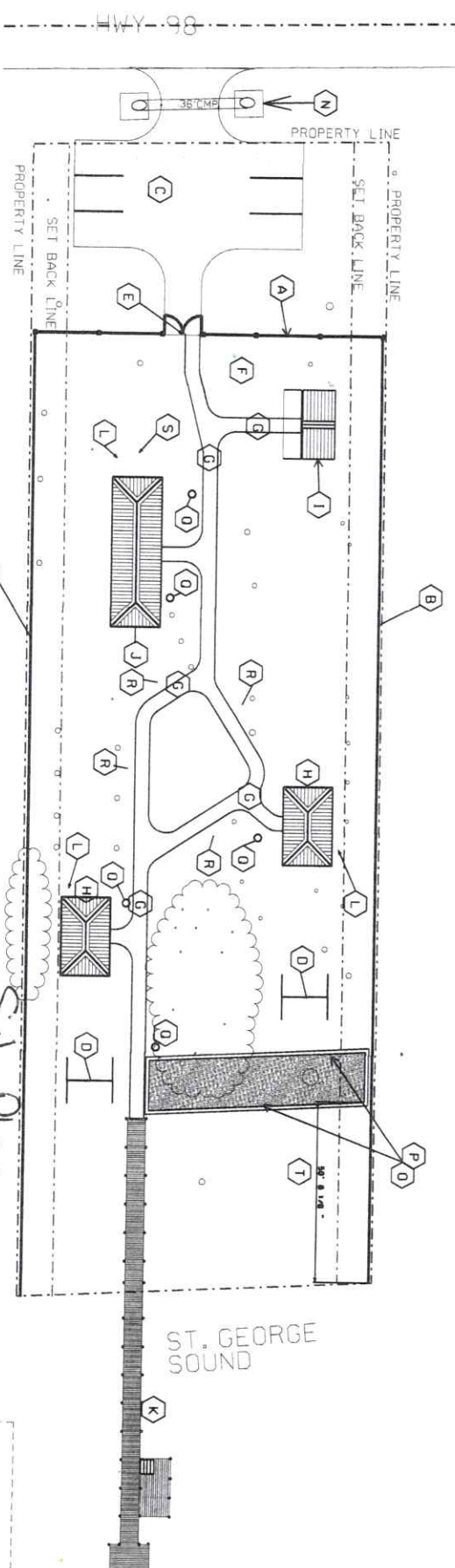
Parcel ID	04-07S-03W-3151-000C-0060	Alternate ID	03W07S043151000C0060	Owner Address	ST JAMES BAY PROPERTY OWNER'S
Sec/Twp/Rng	4-7S-3W	Class	COMMON ARE	Mailing →	160 LAUGHING GULL LANE
Property Address		Acreage	n/a		CARRABELLE, FL 32322
District	1				
Brief Tax Description	UNIT 1 BLC LOT 6				
	(Note: Not to be used on legal documents)				

Physical Address:

2832 Hwy 98 East
Carrabelle, FL

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KEYED NOTES

- (A) LIGHT ON CMU BLOCK FENCE POST (TYPICAL)
- (B) SEE SHEET A-XXXX
- (C) 6" HIGH PRIVACY FENCING-PRESSURE TREATED WOOD
- (D) 6" DEEP GRAVEL PARKING LOT OVER 12" COMPACTED ROAD BASE
- (E) SWING SET
- (F) 9" WIDE PRIVACY FENCE ACCESS GATE WITH LOCK - D&D Security Dual Access Latch
- (G) NOT USED
- (H) 4" WIDE X 4" THICK CONCRETE WALKWAY OVER 6" COMPACTED ROAD BASE
- (I) TYPE A COVERED PICNIC BUILDING REFER TO SHEET A-XXXX
- (J) ELEVATED ADA PREFABRICATED TOILET (MEN AND WOMEN)
- (K) BUILDING - REFER TO SHEET A-XXXX

- (L) NOT USED
- (M) DOCK - REFER TO SHEET A-XXXX
- (N) BBQ PIT - PARK TABLE KP5716
- (O) Trip Gate, Park Grill - 300 sq. inch Cooking Surface
- (P) 100 AMP ELECTRICAL BOX IN BUILDING, REFER TO SHEET E-XXXX
- (Q) RELOCATED PIPE AND NEW CONCRETE HEADWALLS
- (R) SANDBOX
- (S) SAND PIT REFER TO SHEET A-XXXX
- (T) TRASH CAN - 65 GALLON EXPANDED METAL GROUND MOUNTED
- (U) PARK BENCH-50" STEEL FRAME WOOD SEAT
- (V) FIRE PLACE - FORM BRADO
- (W) Color-22C Modular Outdoor Fireplace Kit
- (X) 6" THICK REINFORCED CONCRETE SAND BOX
- (Y) 50' SETBACK FROM MEAN HIGH TIDE LEVEL/ PROPERTY LINE

Side Plan
NEW WORK PLAN
Not to Scale



ST. JAMES BAY PROPERTY OWNER ASSOCIATION
 MODIFICATIONS TO 04-07S-03W-3151-000C-0060
 PARKFRANKLIN COUNTY, FL 32323
 NEW PARK

MARVIN HEYMANN ARCHITECT
 1393 ALLIGATOR DRIVE
 ALLIGATOR POINT, FL 32346

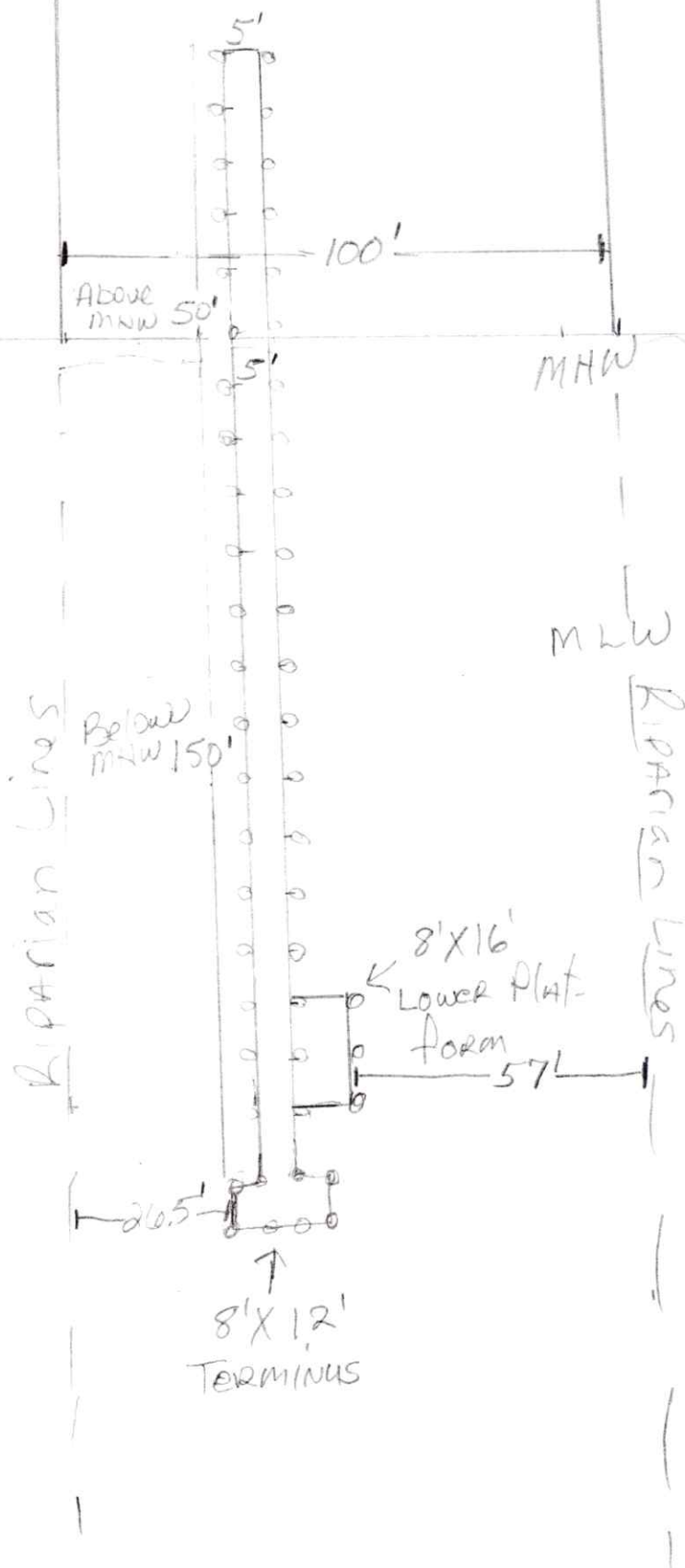
DESIGNED BY: HWY	DATE: 1-4-18
DRAWN BY: HWY	CHECKED BY: HWY
EXAMINED BY: HWY	DATE: 1-4-18
PROJECT SCALE: 1" = 10'	FILE NUMBER: 11 X 17

DATE: 1-4-18	DATE: 1-4-18
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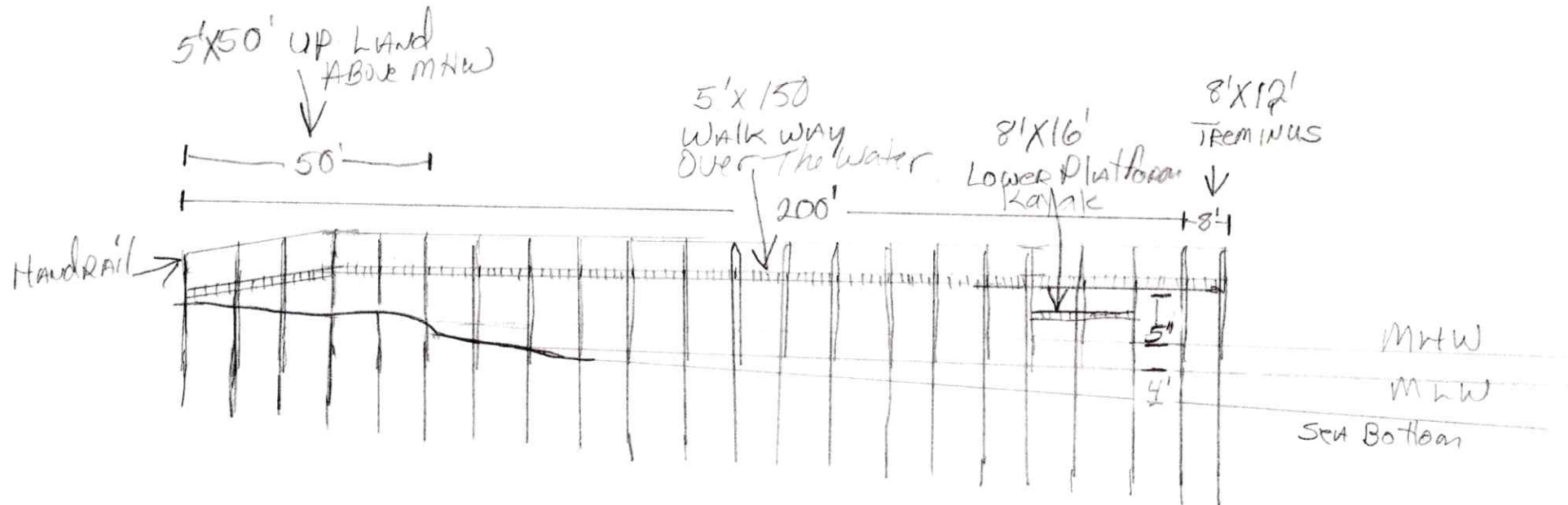
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Applicant: Armand Evans
St James P.D

2832 Hwy 98 East
Carrabelle, FL.



Applicant: Armand Evans
St James P.O.
2832 Nwy 98 East Corralbello, FL.



Scale $\frac{3}{8}" = 10'$

Pole span every 10' Apart

Deck 5' Above MHW



Overview



Legend

-  Parcels
-  Roads
-  City Labels

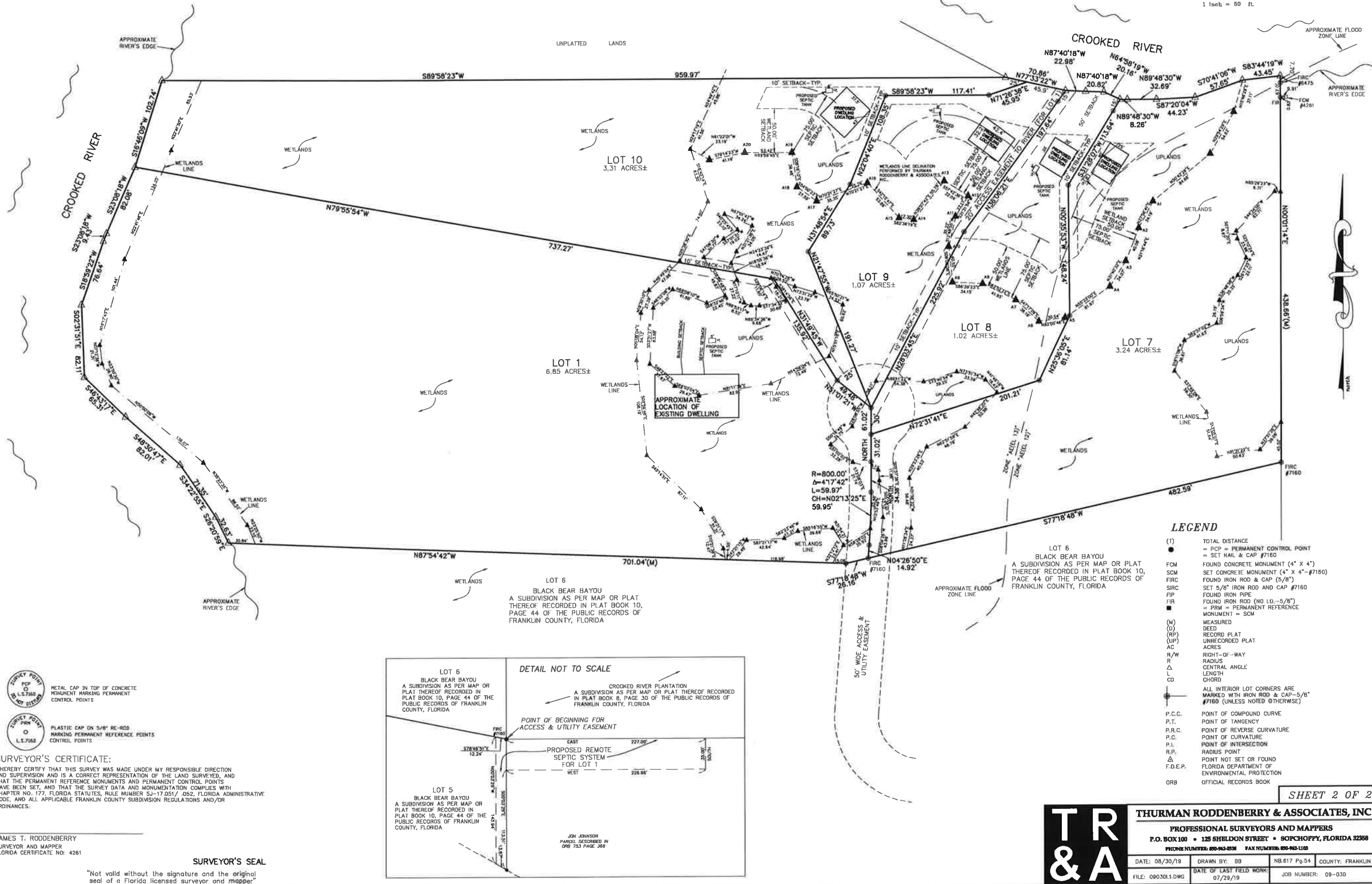
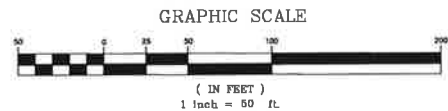
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PRELIMINARY PLAT OF
BLACK BEAR BAYOU II, A RE-PLAT OF LOTS 1 & 7

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





Overview



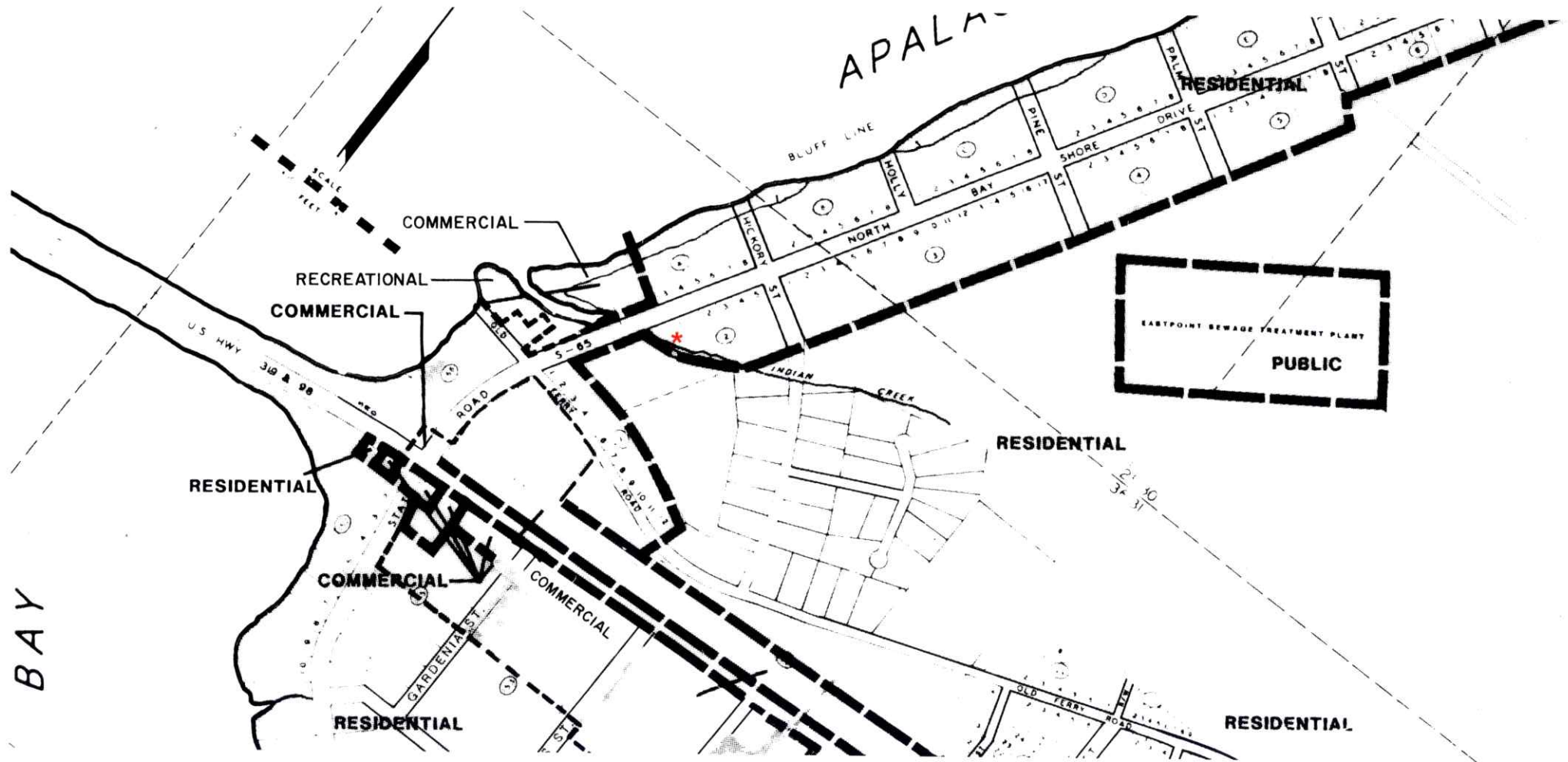
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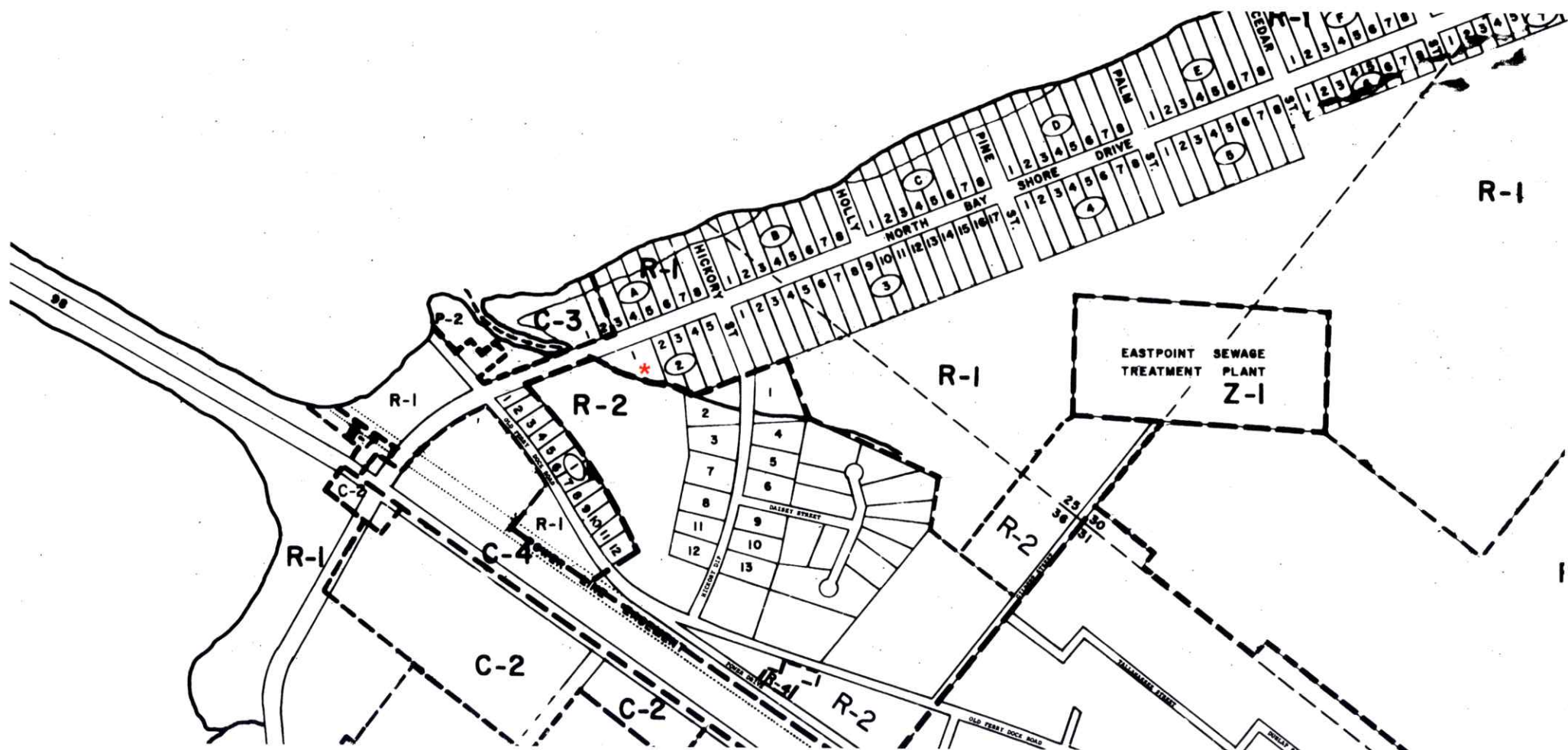
-  Parcels
-  Roads
-  City Labels

Parcel ID	36-08S-07W-0000-0010-0010	Alternate ID	07W08S36000000100010	Owner Address	EASTPOINT LANDS LLC
Sec/Twp/Rng	36-8S-7W	Class	VACANT		185 NORTH BAYSHORE DRIVE
Property Address		Acreage	n/a		EASTPOINT, FL 32328
District	5				
Brief Tax Description	A TRIANGULAR PARCEL KNOWN (Note: Not to be used on legal documents)				

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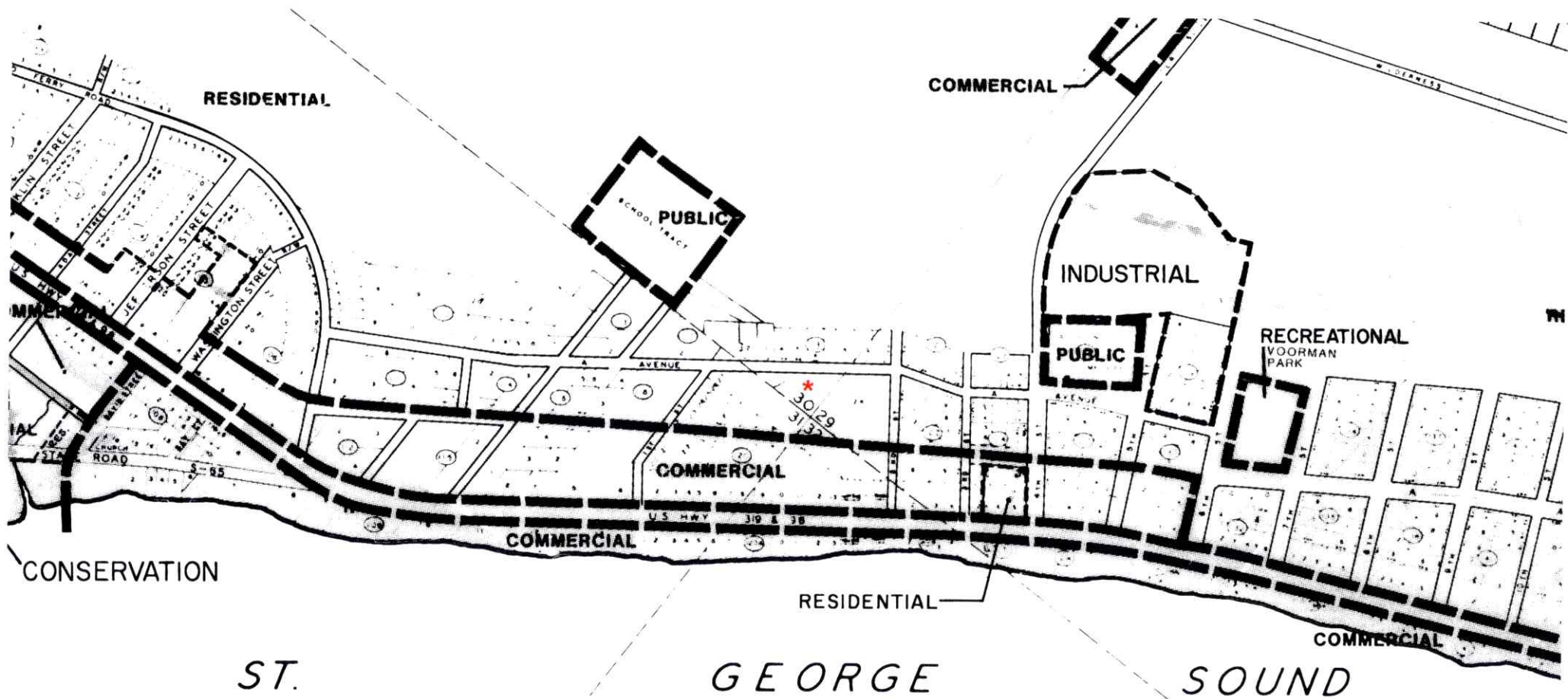
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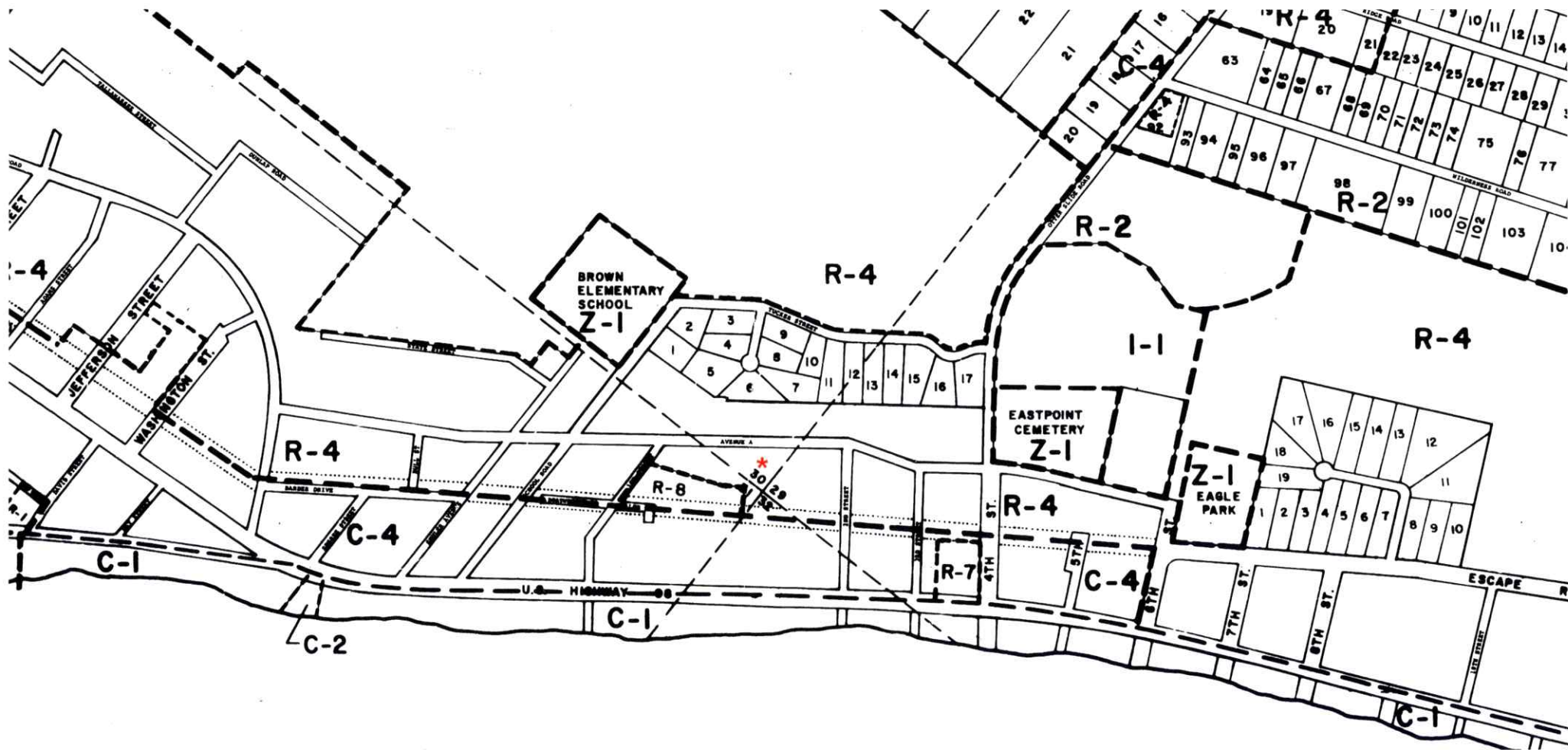
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-  Roads
-  City Labels

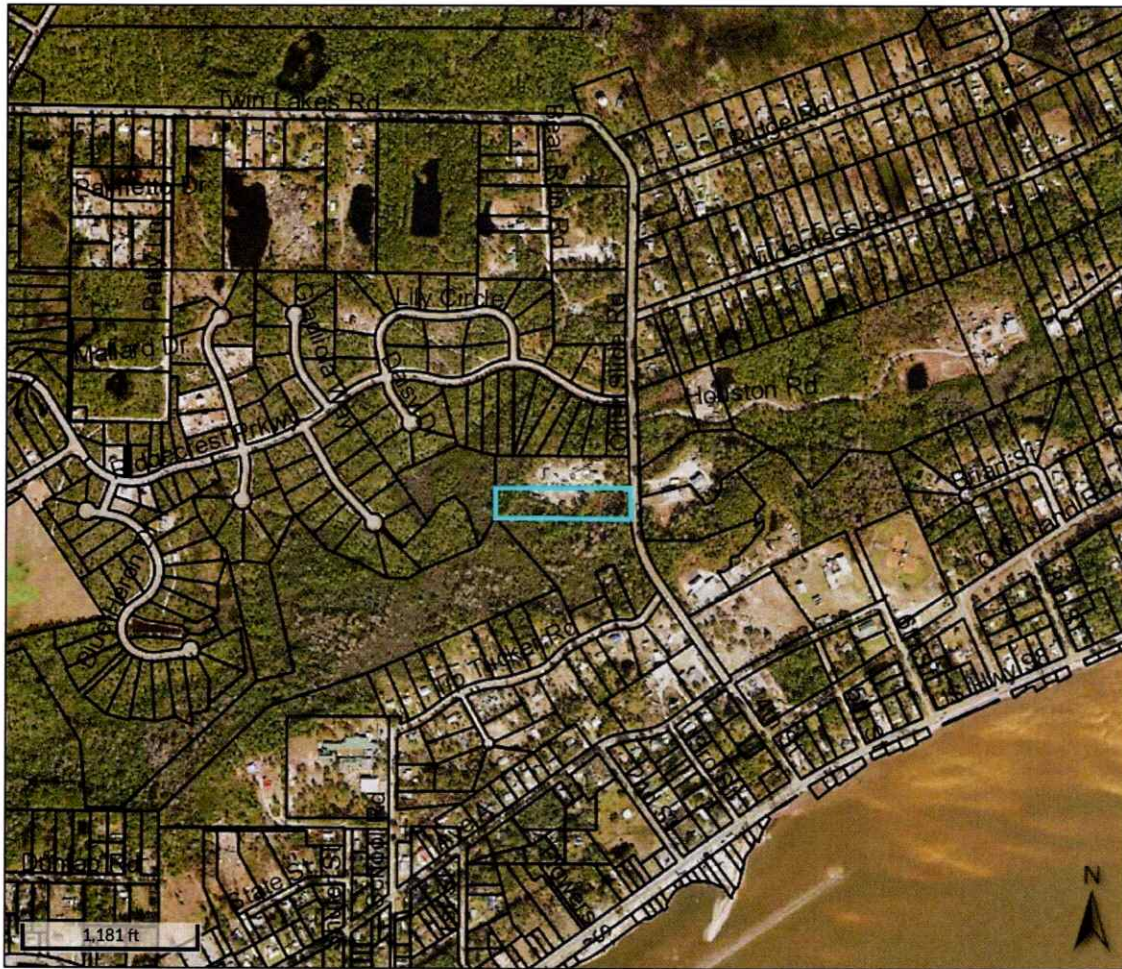
Parcel ID	30-08S-06W-0000-0130-0000	Alternate ID	06W08S30000001300000	Owner Address	EASTPOINT LANDS, LLC
Sec/Twp/Rng	30-8S-6W	Class	VACANT		185 NORTH BAYSHORE DRIVE
Property Address	478 AVE A	Acreage	1.39		EASTPOINTN, FL 32328
District	5				
Brief Tax Description	A TRIANGULAR PARCEL SOUTH (Note: Not to be used on legal documents)				

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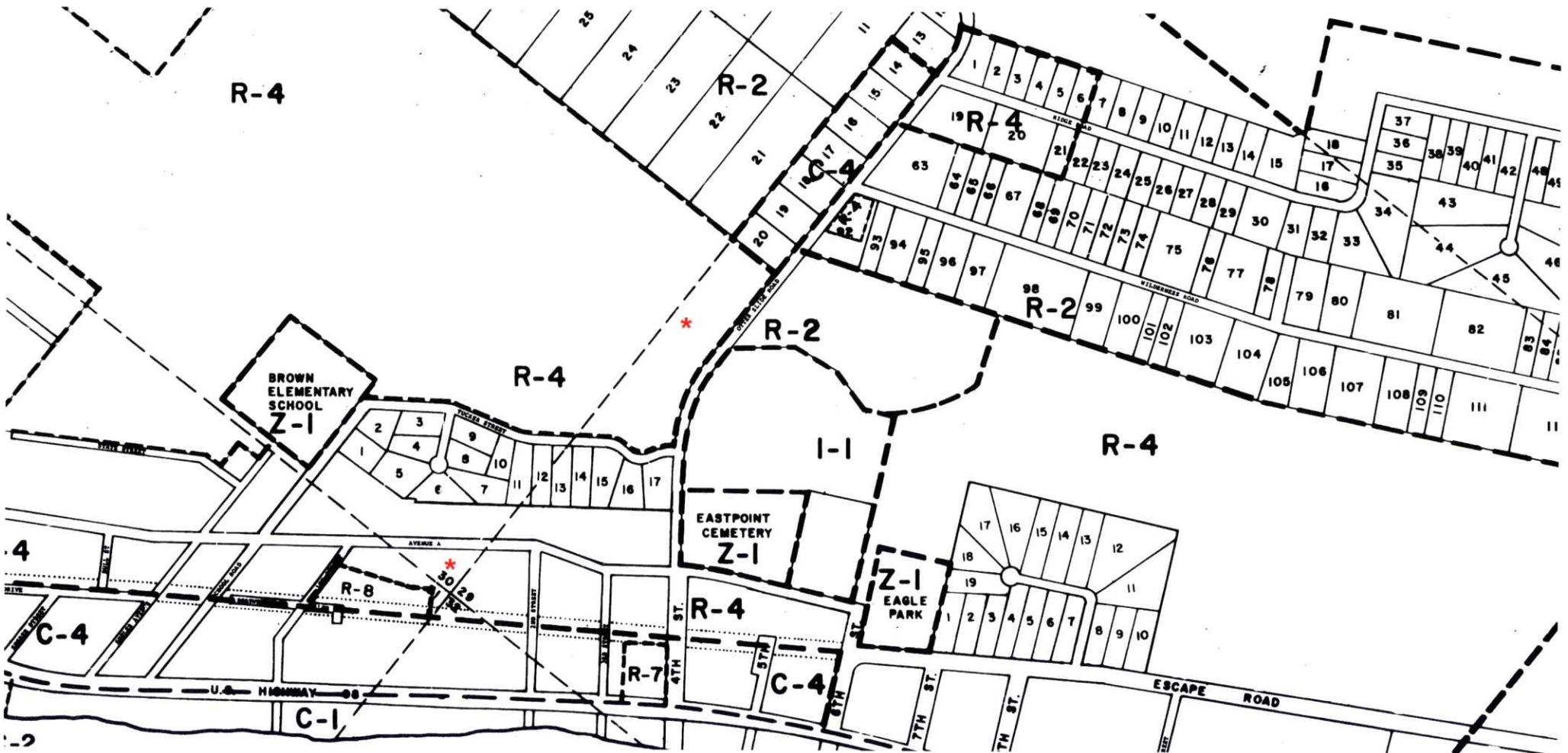
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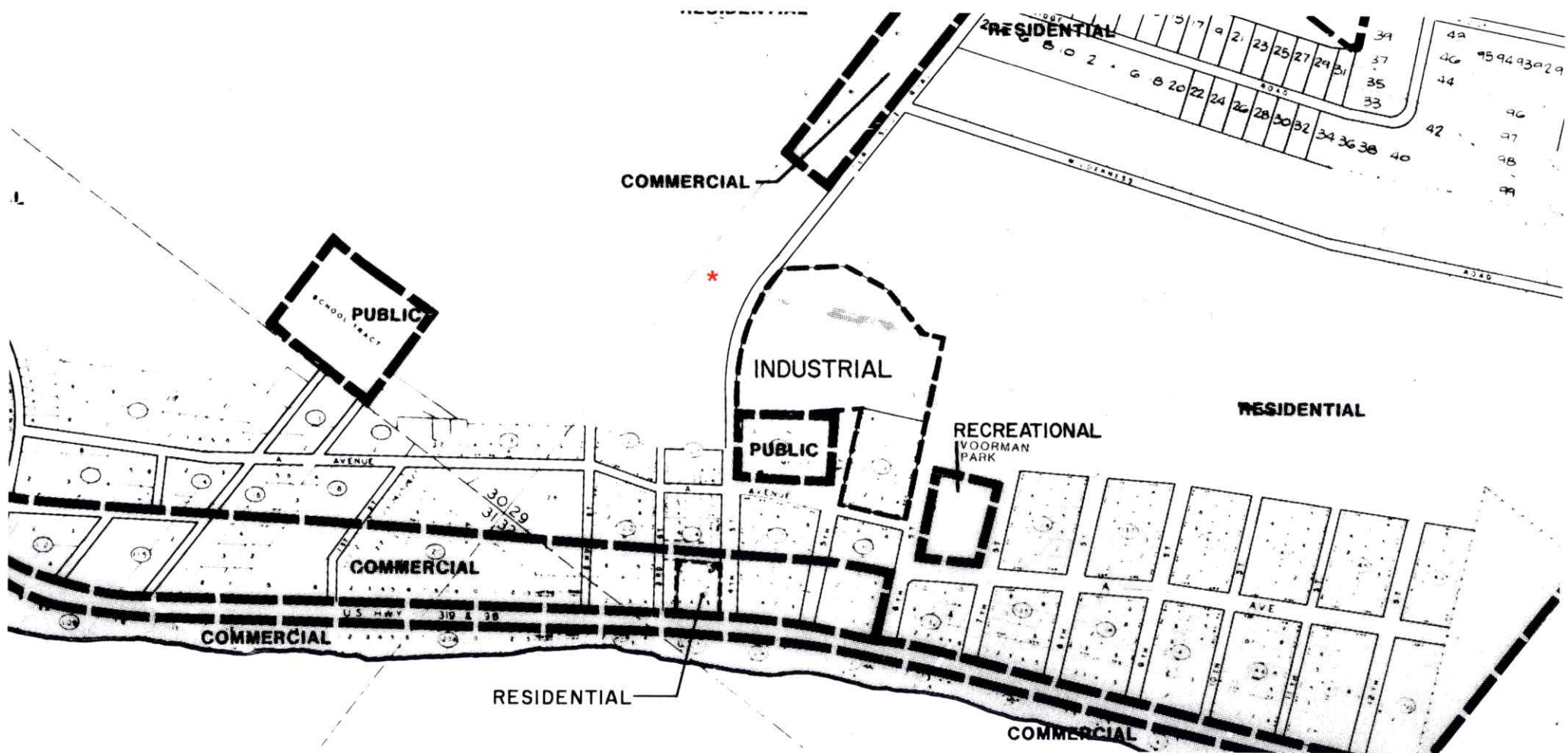
- Parcels
- Roads
- City Labels

Parcel ID	30-08S-06W-0000-0010-0621	Alternate ID	06W08S30000000100621	Owner Address	EASTPOINT LANDS,LLC
Sec/Twp/Rng	--	Class	VACANT		183 NORTH BAYSHORE DRIVE
Property Address		Acreage	n/a		EASTPOINT, FL 32328
District	5				
Brief Tax Description	4 AC IN SEC 30-8S-6W				
	(Note: Not to be used on legal documents)				

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Overview



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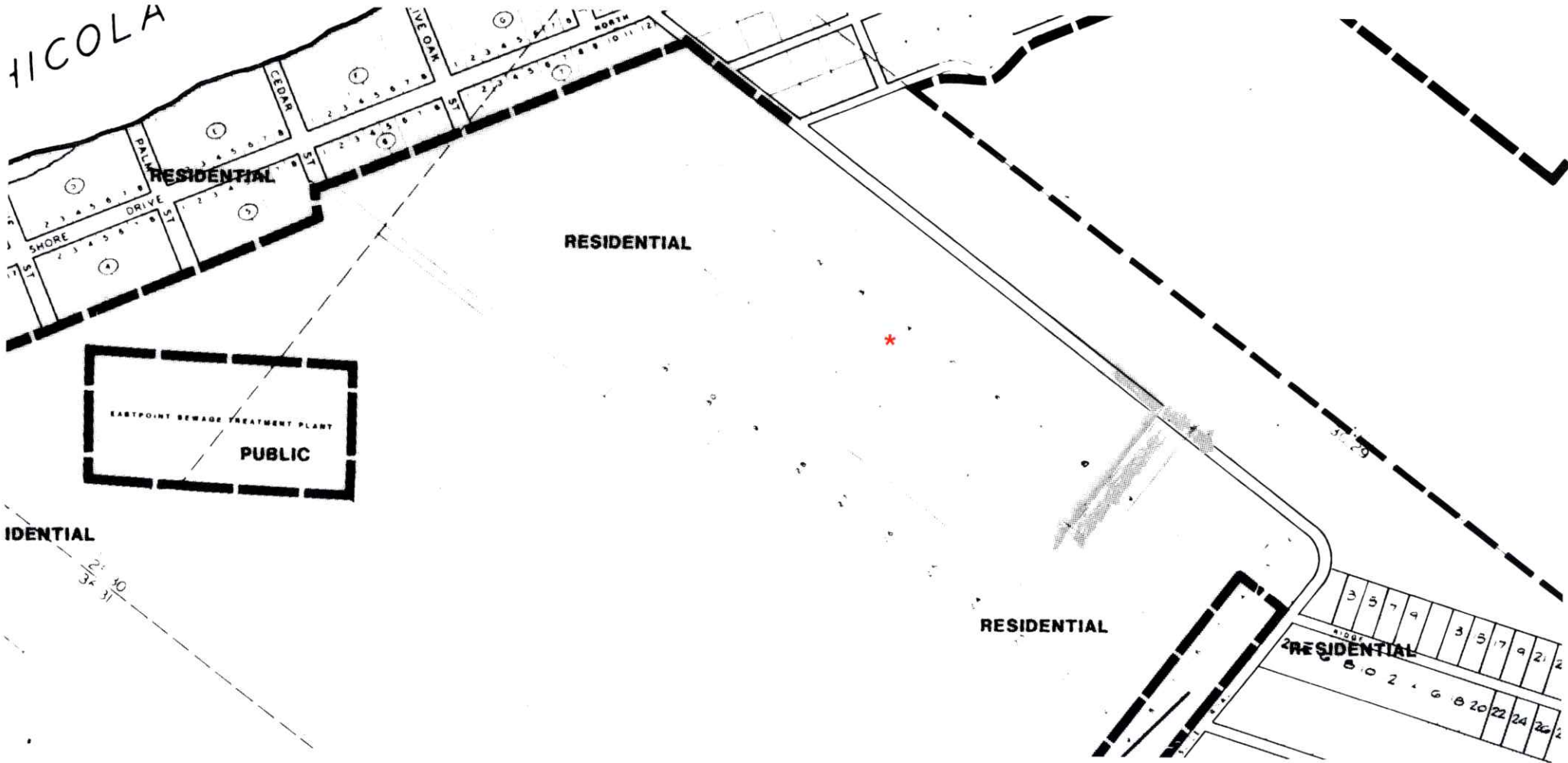
-  Parcels
-  Roads
-  City Labels

Parcel ID	30-08S-06W-0000-0040-0010	Alternate ID	06W08S30000000400010	Owner Address	MILLENDER BRUCE & ANGELINE
Sec/Twp/Rng	--	Class	VACANT		183 N BAYSHORE DR
Property Address		Acreage	5.52		EASTPOINT, FL 32328-3363
District	5				
Brief Tax Description	5.52 ACRES M/L IN SEC 30 8S 6W (Note: Not to be used on legal documents)				

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IDENTIAL

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