

Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, May 10, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

Meeting Information

Meeting Information

Effective May 4, 2021, the general public will be allowed in the commission meeting room for meetings. The Planning & Zoning Commission encourages the public to continue the use of Zoom. Those wanting to view or participate virtually during the meeting should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing issues with Zoom, call (850) 653-9783 option 3 or 2 for assistance.

To join Zoom via computer, use the link https://us06web.zoom.us/j/84775585022 on the meeting date and time. If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID number 847 7558 022#. All attendees are muted by default.

You may address the Commission on an agenda action items for up to three minutes (which may change based on the number of speakers waiting to comment) during the meeting after a motion has been seconded and you are recognized by the Chairman.

Once recognized by the Chairman, if you are on Zoom with a computer or smart device select the 'raise hand' icon. If you have dialed in to the meeting by phone press *9 to raise your hand, then *6 to unmute.

Public engagement is important to us and use of Zoom for public participation

- 1. Call To Order
- 2. Pledge of Allegiance
- 3. Approval of Minutes
 - a. Approval of April 12, 2022 Meeting Minutes

Variance Requests

4. 1931 Indian Harbor Road

Consideration of a request for a variance to construct a new single-family residence 15 feet into the front 25-foot setback to stay out of the 50-foot wetlands setback. Property is described as 1931 Indian Harbor Road, Lot 8 Indian Bay Village, St George Island, Franklin County, Florida. Request submitted by Garlick Environmental, agents for Sazerac, LLC, applicants.

Critical Shoreline Applications

5. 143 Rio Vista Drive

Consideration of a request to construct a 1,324 sq single family dock consisting of a 5'x80 access dock, a 10'x42' covered terminal platform, and a 12'x24' boat ramp located at 143 Rio Vista Drive, Lot 3 Breakawy Lodge, Franklin County, Florida. Request submitted by Robert Miller, applicant. State and Federal Permits have been received.

6. 315 Gander Street

Consideration of a request to construct a single family 12'x12' Boat Lift and a 355 sq foot riprap within a man-made canal located at 315 Gander Street, Eastpoint, Franklin County Florida. Application submitted by Aaron Sarchet, agent for Terry Mick, applicant. FDEP Exemption has been received.

Commercial Site Plan Applications

7. 219 W Gorrie Drive

Consideration of a request for Commerical Site Plan review of a 15'x50' Storage Building located at 219 West Gorrie Drive, St George Island, Franklin County, Florida. Request submitted by Calvin Dunn, Applicant. (Variance approved 8/10/2021)

Re-Zoning & Land Use Change Applications

8. Kit Mashburn

Consideration of a request to change the zoning of a 5.75-acre parcel of land at 256 Hathcock Road, Apalachicola, Franklin County, Florida from R-3 Single Family Estate Residential to R-2 Single Family Mobile Home. Request submitted by Kit Mashburn III, Raney Besore, and Kit Mashburn Jr, applicants.

9. Joseph Gander

Consideraion of a request to change the zoning of a 5 +/- acre parcel of land from R3 Single Family Estate Residential to R2 Single Family Mobile Home at property located in Apalachicola, Franklin County, Florida. Request submitted by Joseph Gander, applicant

Consideration of a request to change the land use of a 3-acre parcel located at 959 US Highway 98, Eastpoint, Franklin County, Florida from R-1 Single Family Residential and R-4 Single Family Home Industry to Z-1 Public Facilities to put current building into compliance. Request submitted by Franklin County, Florida.

11. Franklin County - Island View Park

Consideraion of a request to change the zoning and land use of a 3 +/- acre parcel of land from C3 Commercial Recreational to P2 Recreational District located in Carrabelle, Franklin County, Florida. Request submitted by Franklin County Staff.

12. Franklin County - Franklin Blvd

Consideration of a request to change the zoning and land use of a parcel of land located at 223 Franklin Blvd, St. George Island, Franklin County, Florida from C2 Commerical Business to Z1 Public Facilities. Request submitted by Franklin County Staff.

Zoning Aministrator's Report

13. Appointment of Alternate Board Member

District 3 - Marzetta Davis

14. R-4 Zoning Question

Nursery/Greenhouse in R-4 Zone?

15. State/Federal Permits

Suggestion from Staff in regard to having State and Federal Permits prior to submission of Critical Shoreline application to PZA Board for approval. No more contingency approvals.

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda published on 05/05/2022 at 9:27 AM



Planning and Zoning Adjustment Board - Regular Meeting

Minutes

Tuesday, April 12, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING ROOM

Meeting Information

Meeting Information

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Public engagement is important to us and use of Zoom for public participation

1. Call To Order

Minutes:

*Members Present: Mitch Griner, Chairperson; Alex Skovronsky; Ben Houston; David Duncan; Rachel Chesnut; Michael Shuler, County Attorney; Cortni Bankston, Zoning Administrator

- 2. Pledge of Allegiance
- 3. Approval of Minutes
 - a. March 29, 2022 Meeting Minutes

Minutes:

Motion to approve by Ben Houston. Seconded by David Duncan. All in favor with none opposed. Motion carried

Vote results:

Ayes: 4 / Nays: 0

Variance Requests

4. 156 East Pine Avenue

Minutes:

APPLICATION WITHDRAWN

5. 832 East Gorrie Drive

Minutes:

Motion to approve by David Duncan. Seconded by Rachel Chesnut. All in favor with none opposed. Motion carried

Vote results:

Ayes: 4 / Nays: 0

Critical Shoreline Applications

6. 283 Magnolia Bay Drive

Minutes:

There was a correction of Dock square footage according to the Agent. Dock total square footage is 1,376. Motion to approve contingent upon State and Federal Permits by Alex Skovronsky. Seconded by Ben Houston. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 4 / Nays: 0

7. 143 Rio Vista Drive

Minutes:

Application tabled due to no show of applicant or agent. Motion to Table by Alex Skovronsky. Seconded by Ben Houston. All in favor with none opposed.

Motion carried

Vote results:

Ayes: 4 / Nays: 0

8. 518 River Road

Minutes:

Motion to approve by Alex Skovronsky. Seconded by David Duncan. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 4 / Nays: 0

9. 1583 Alligator Drive

Minutes:

Motion to approve by Alex Skovronsky. Seconded by Ben Houston. All in favor with none opposed. Moton carried.

Vote results:

Ayes: 4 / Nays: 0

10. 1931 Indian Harbor Road

Minutes:

Motion to approve contingent upon State and Federal permits by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 4 / Nays: 0

Commercial Site Plan Applications

11. 48 Island Drive

Minutes:

Motion to table until Parking issues are addressed by Alex Skovronsky.

Seconded by Ben Houston. All in favor with none opposed. Motion carried.

Vote results:

A.... 4 / NI.... 0

Ayes: 4 / Nays: 0

12. 219 West Gorrie Drive

Minutes:

Motion to table until parking and stormwater is addressed by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 4 / Nays: 0

Re-Zoning & Land Use Change Applications

13. 1 Wildflower Lane

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried

Vote results:

Ayes: 4 / Nays: 0

14. 256 Hathcock Road

Minutes:

Motion to table due to no show of applicant or agent by Alex Skovronsky.

Seconded by Ben Houston. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 4 / Nays: 0

15. 959 US Highway 98

Minutes:

During discussion a board member expressed concern of the County setting a precedence by requesting zoning change for a County building *Motion to approve by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried*

Vote results:

Ayes: 4 / Nays: 0

Zoning Aministrator's Report

Chairperson Signature / Date

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180)



PLANNING & ZONING ADJUSTMENT BOARD APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1. Apalachicola, FL 32320 PHONE: 850-653-9783 FAX: 850-653-9799

https://www.franklincountyflorida.com/county-government/planning-building/planning-services/

ADJUSTMENT BOARD VARIANCE APPLICATION

THIS IS NOT A PERMIT APPLICATION

After approval by the Board, you will still be required to submit a permit application to the Building Department. Return completed application and required paperwork to the following address (see page 2 for details):

Franklin County Building Department 34 Forbes Street, Suite 1 Apalachicola, FL 32320 OR

Email to: cortnib@franklincountyflorida.com

The deadline to turn in a completed application for the Planning & Zoning Adjustment Board is always the 2nd
Tuesday of each month at 12:00pm Noon (NO EXCEPTIONS)

PROPERTY OWNER'S INFORMATION				
PROPERTY OWNER'S NAME: Sazerac, LLC				
MAILING ADDRESS: 4935 Taylor Lane CITY/STATE/ZIP: Gainesville, GA 30504				
CONTACT NUMBER: 770-722-5939 EMAIL: treillyg@gmail.com				
AGENT'S NAME: DAN GARLICK - GARLICK Environmental Assoc., Inc.				
CONTACT NUMBER: \$50.653.8899 EMAIL: dan@garlickenv. Com MATYANE GARLICKENV. Com				
PROPERTY DESCRIPTION				
911 ADDRESS: 1931 Indian Harbor Rd CITY/STATE/ZIP: 32 George Island, FL 32328				
LOT(S): 8 BLOCK: SUBDIVISION: Indian Bay Village UNIT:				
PARCEL IDENTIFICATION NUMBER: 29-095-06 W-7337-0000-0080				
HUDICOLOGICAN				
APALACHICOLA EASTPOINTST. GEORGE ISLAND CARRABELLE DOG ISLAND LANARK ST. JAMES ST. THERESA ALLIGATOR POINT				
VARIANCE REQUEST DETAILS				
DESCRIPTION OF VARIANCE: Encroach into R/W 15 Ft				
•				
ZONING DISTRICT: TOTAL BUILDING SQ FOOT: CRITICAL SHORELINE DISTRICT: Y/N				
WETLANDS? Y/N: WATER/SEWER AVAILABILITY OR SEPTIC:				
OFFICE USE ONLY				
ADJUSTMENT BOARD MEETING DATE: APPROVED/DENIED/TABLED:				
BOARD OF COUNTY COMMISSION DATE: APPROVED/DENIED/TABLED:Pag				
THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION, EXPIRATION DATE:				

PLANNING & ZONING ADJUSTMENT BOARD VARIANCE APPLICATION CHECKLIST

Application
Application Fee of \$250.00
Boundary Survey (If no wetlands present) / Topographical Survey (If wetlands present)
Site Plan
DISCLOSURE AGREEMENT
I understand that this is not a permit application and will still need to submit a permit application to the Building Department after my application is approved.
I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.
I DAN GARLICK, understand and agree to the statements listed above.

Date

Signature AGENT FOR SEZERAL LLC



Parcel ID

29-09S-06W-7337-0000-0080

Sec/Twp/Rng

Property Address 1931 INDIAN HARBOR ROAD

ST GEORGE ISLAND

29-9S-6W

District

LOT 8 INDIAN BAY VILL

Brief Tax Description

Alternate ID 06W09S29733700000080

VACANT

Acreage n/a

(Note: Not to be used on legal documents)

Owner Address SAZERAC,LLC 4935 TAYLOR LANE

GAINESVILLE, GA 30504

Date created: 3/4/2022 Last Data Uploaded: 3/4/2022 8:07:32 AM

Developed by Schneider



1931 INDIAN HARBOR ROAD SITE PLANNING PERMIT DRAWING

95 RANGE 6W SECTION 29 TOWNSHIP

1931 INDIAN HARBOR ROAD ST. GEORGE ISLAND, FLORIDA 32328 FRANKLIN COUNTY PARCEL ID: 29-095-06W-7337-0000-0080

FOR

SAZERAC, LLC

PROJECT VICINITY	LOCATION MAP	SHEET INDEX
PROJECT AREA	LOCATION TO SEE THE PROPERTY OF THE PROPERTY O	SHEET SHEET NAME CVR COVER SHEET C1 SITE PLAN C2 SITE GEOMETRY PLAN C3 GRADING PLAN C4 PLANTING PLAN NOTE: 1. ALL SCALES HEREIN SHALL BE CONSIDERED APPROPRIATE FOR 24X36 SIZE PLOTS ONLY. 2. DUE TO REPRODUCTION, THE SCALES SHOWN ON

PROPOSED OPEN DECK, SEE SHEET C2 AND ARCHITECTURAL PLANS FOR DIMENSIONS.

PROPOSED RESIDENTIAL STRUCTURE. SEE SHEET C2 AND ARCHITECTURAL PLANS FOR DIMENSIONS

PROPOSED STAIRS AND LANDING SEE ARCHITECTURAL PLANS FOR DIMENSIONS

PROPOSED LIMITS OF CLEARING/IMPACT ZONE = 3,081.03 SF (7.07 %)

R12'

FRC (%*)

\$86'56'19"E 35.27"

PROPOSED RESIDENT -

(%) NO

INDIAN HARBOUR ROAD

PROPOSED APPROXIMATE SEPTIC TANK AND DRAIN FIELD. LOCATION AND SIZE PROVIDED BY 3-ENGINEERING, LLC.

R 1 0.0 (TYP. DF 2)

PROPOSED GRAVEL
DRIVEWAY (SEE SHEET C2
FOR DIMENSIONS), PER
DETAIL THIS SHEET

PROPOSED CONSTRUCTION DUMPSTER LOCATION

Page	7 0
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	EABTERN	ENDINEERS, INC.	32457	(850) 227-125
Ŋ	SOUTH	F.O. BOX 141	WEWAHITCHKA, FL	(85C) 639-386C

7	ABTERN	DINCERS, INC.	32457 32457	1-422 (058)
S	SOUTHE	F.O. BDX 141	WEWAHITCHKA, FL. 32465	G885-989 (B88)

	SOUTHEASTE	CONSULTING ENGINEERS. O. 80x 141 9.0. 800 AMITONA, FL. MONT ET.	
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SITE PLAN	1931 INDIAN HARBOR ROAD ST. GEORGE ISLAND, FLORIDA 32328 KLIN CO. PARCEL ID: 29-095-06W-7337-001
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	ITEM			
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	DATE			
Owner, con on the control of the con	C. DRAWN BY: CHECKED BY: DATE BY	M.DEVITO	161A 30504	
a cura	DRAWN BY:	T.ADKIBON	AC, LLC TAYLOR LANE SVILLE, GEORGIA 30504	
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GRAPHIC SCALE

(IN FEET) 1 mch - 20 ft

SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

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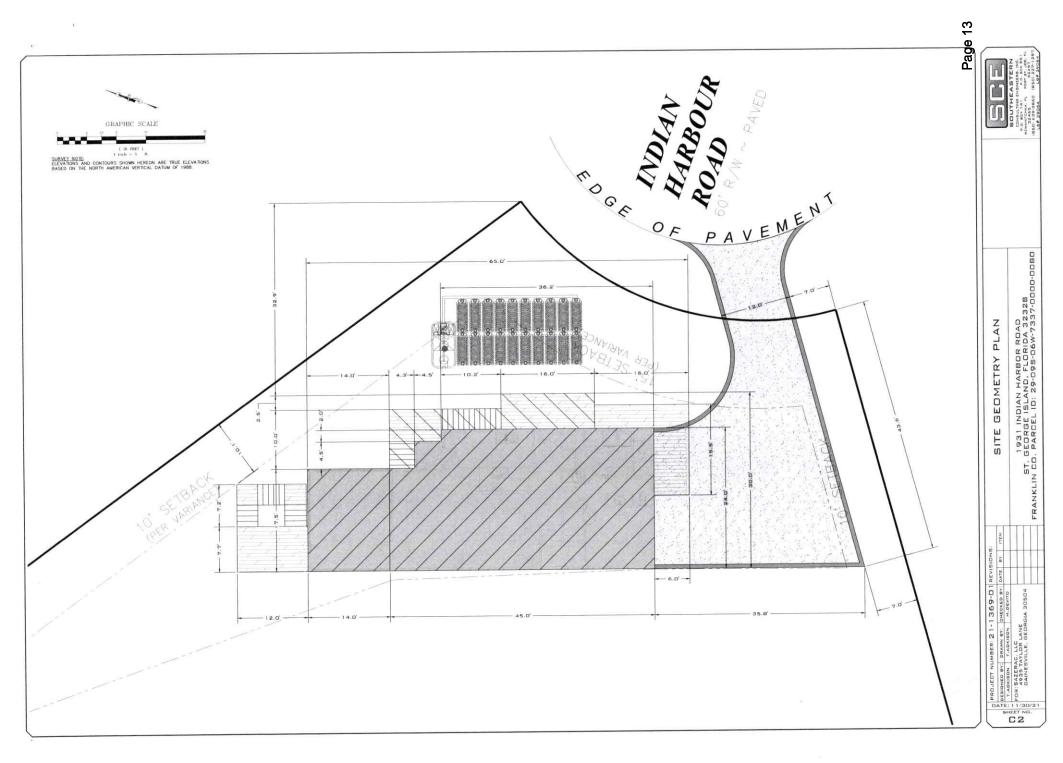
SITE AREA TABLE SITE AREA I.
PROPOSED RESIDENCE
PROPOSED GOVERED DECKS
PROPOSED OPEN DECK
PROPOSED GRAVEL DRIVEWAY
PROPOSED RIBBON CURB
TOTAL AREA OF PARGET
TOTAL MERA OF PARGET
IMPERVIOUS AREA PERCENTAGE
ALLEWABLE IMPERVIOUS AREA NOTE: AN A'C PLATFORM TO BE INSTALLED WITHIN PROPOSED LIMITS OF CLEARING/IMPACT ZONE AND MUST MEET BASE FLOOD REGULATIONS AS WELL AS ANY AND ALL STATE AND COUNTY REGULATIONS. APALACHICOLA BAY

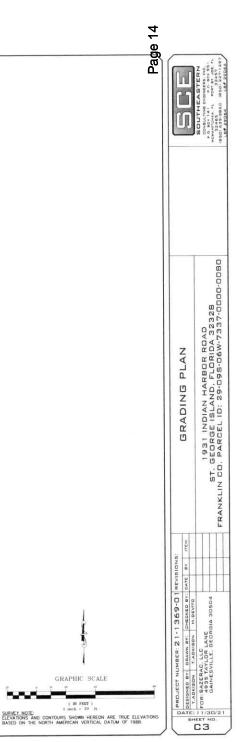
4' FDOT #57 GRAVEL SLOPE PER GRADING PLAN AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE FABRIC

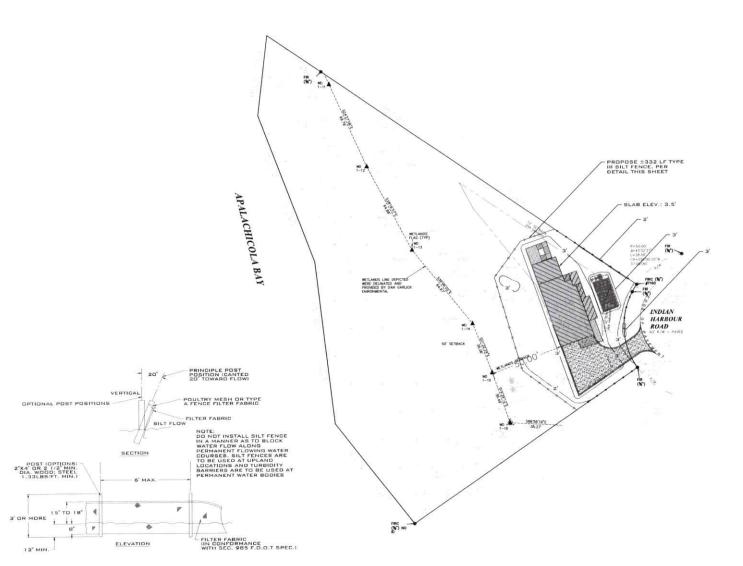
1 TYPICAL GRAVEL DRIVE DETAIL

C1 N.T.S.

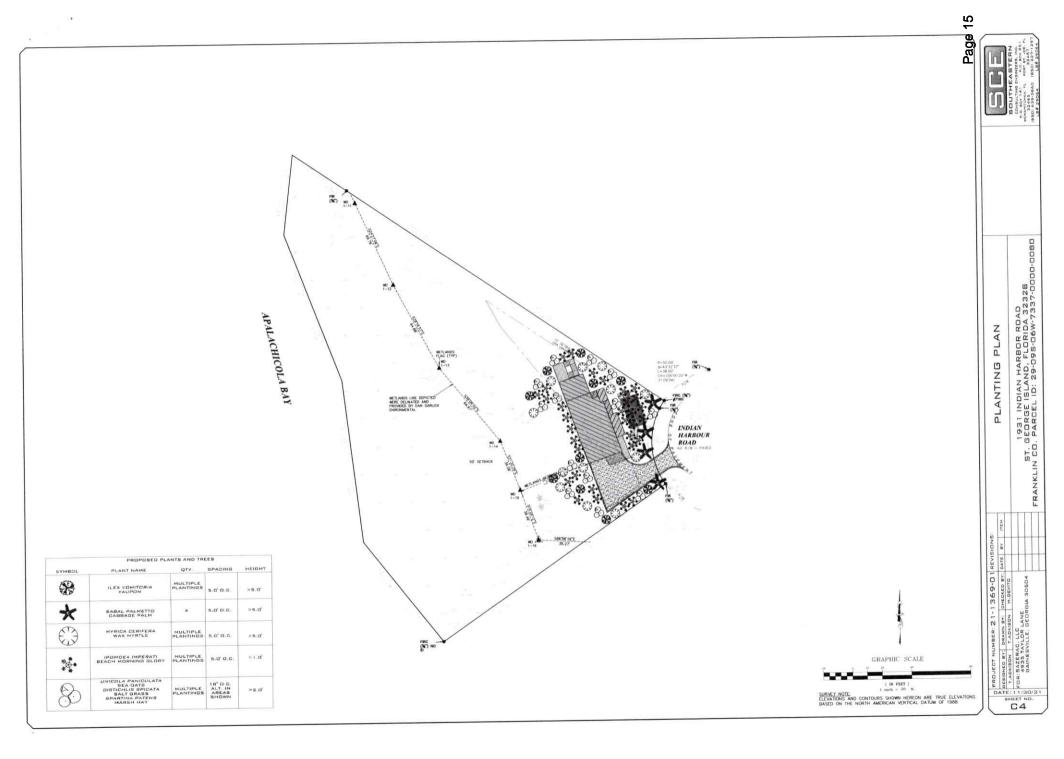
12' SUBGRADE (MIN.) SHALL BE COMPACTED TO 95% MODIFIED PROCTOR OR 98% STANDARD PROCTOR.







1 TYPE III SILT FENCE C3 N.T.S.





DOCK PERMIT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320 Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning building.aspx

PERMIT #	
FEE: \$ C.S.I : \$	
TOTAL: \$	· · · · · · · · · · · · · · · · · · ·

NOTE TO APPLICANTS AND PERMIT HOLDERS: VIOLATIONS OF THE TERMS AND CONDITIONS OF THE WARRANT A STOP WORK ORDER OR REVOCATION OF PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF CONSTRUCTION MUST COMMENCE WITHIN SIX MONISSUANCE DATE:	OF THIS PERMIT. THIS	EXISTING HOUSE: @Yes © No DEP PERMIT: @Yes © No ARMY COE PERMIT: @Yes © No APPROVED: @Yes © No
APPLICATION MUST BE COMPLETE:		
Property Owner/s: Robert Miller		
Contact Information: Home #: 850-509-0376	Cell #•	
Mailing Address: 204 Shadeville rd	City/State/Zin: crawfo	ordville, FL 32327
Contact Information: Home #: 850-509-0376 Mailing Address: 204 Shadeville rd EMAIL Address: goldenconstructionfl@gmail.com		, 52.52.1
JURISDICTION: Franklin County City of Carra	Drive Sion:	#:Unit:
□ Apalachicola □ Eastpoint □ St. George Island □ Carrabelle □ □	Dog Island □ Lanark/ St. Jame	es 🗆 St. Teresa 🗆 Alligator Point
■ SINGLE FAMILY DOCK/PIER □ MULTI-	FAMILY DOCK/PIER	□ COMMERCIAL
DESCRIPTION: 1,324 SF single-family dock consisting of a 5'x80' access dock, a 10'x wide by 24' long boat ramp, of which 12'x12' will be placed below the long boat ramp.		
ZONING DISTRICT:CON		
TOTAL SQUARE FOOT: 1324 FOU ROOF MATERIAL: shingle		
APPROVED BY: Planning & Zoning Date: WATER BODY:		

CRITICAL HABITAT ZONE OYES OR NOO

BUILDING OFFICIAL Date OWNER (Required) CONTRACTOR (Required) Date

CRITICAL SHORELINE DISTRICTOYES OR NOO





Legend
Parcels
Roads
City Labels

CRAWFORDVILLE, FL 32327-2315

Parcel ID01-06S-03W-0000-0080-0020Alternate ID03W06S0100000800020Owner AddressMILLER ROBERT J & AMBER MSec/Twp/Rng1-6S-3WClassSINGLE FAMILYMILLER AMBER MProperty Address143 RIO VISTA DRAcreagen/a204 SHADEVILLE RD

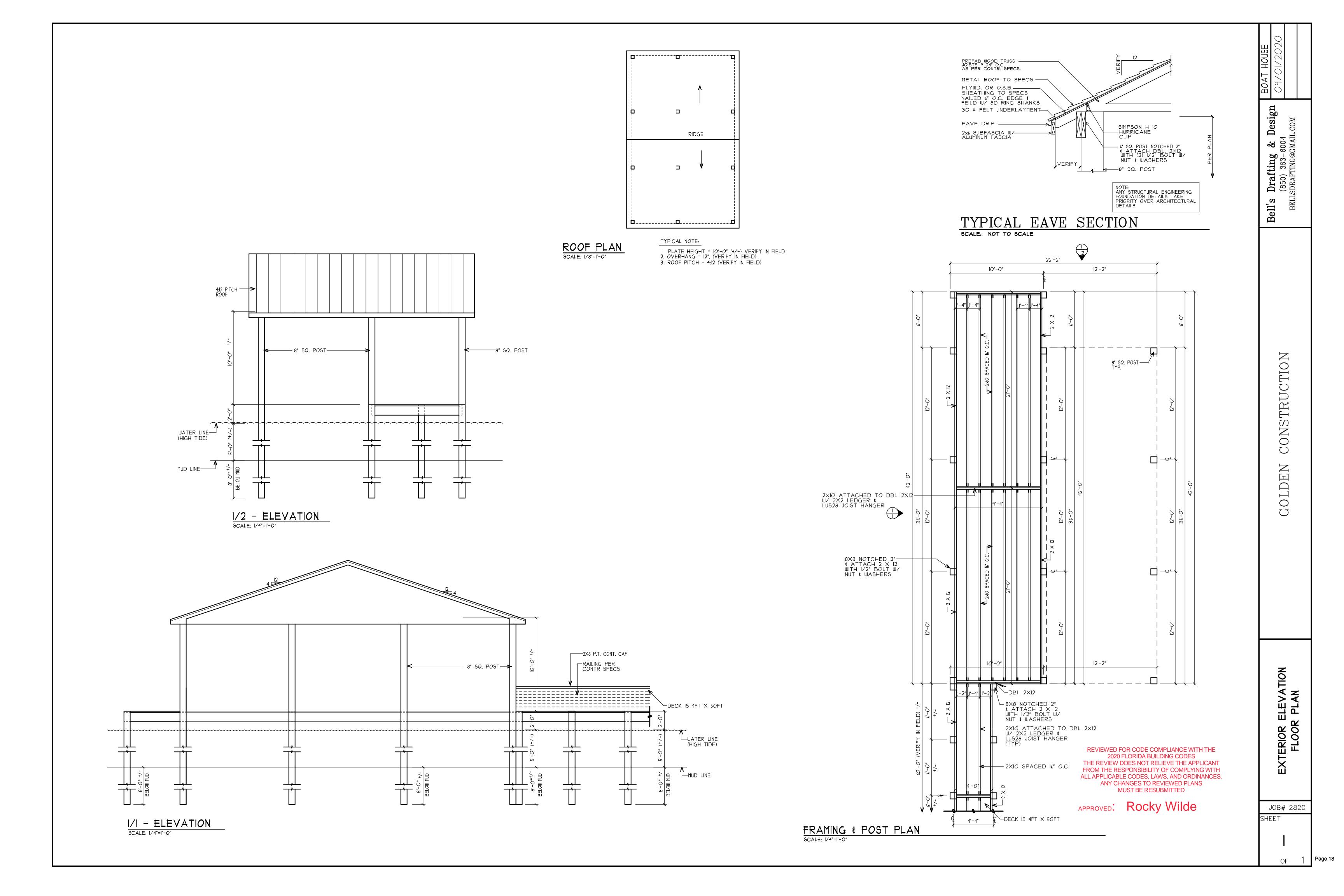
District 1

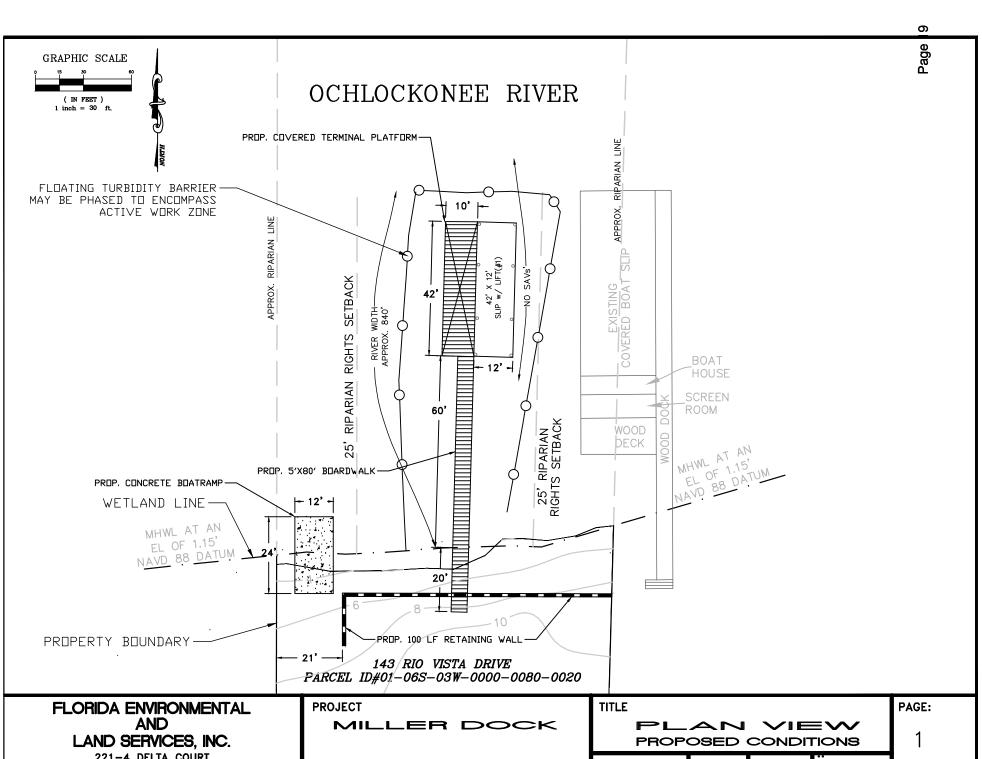
Brief Tax Description LOT 3 BREAKAWY LODGE PROP

(Note: Not to be used on legal documents)

Date created: 2/18/2022 Last Data Uploaded: 2/18/2022 4:35:47 AM





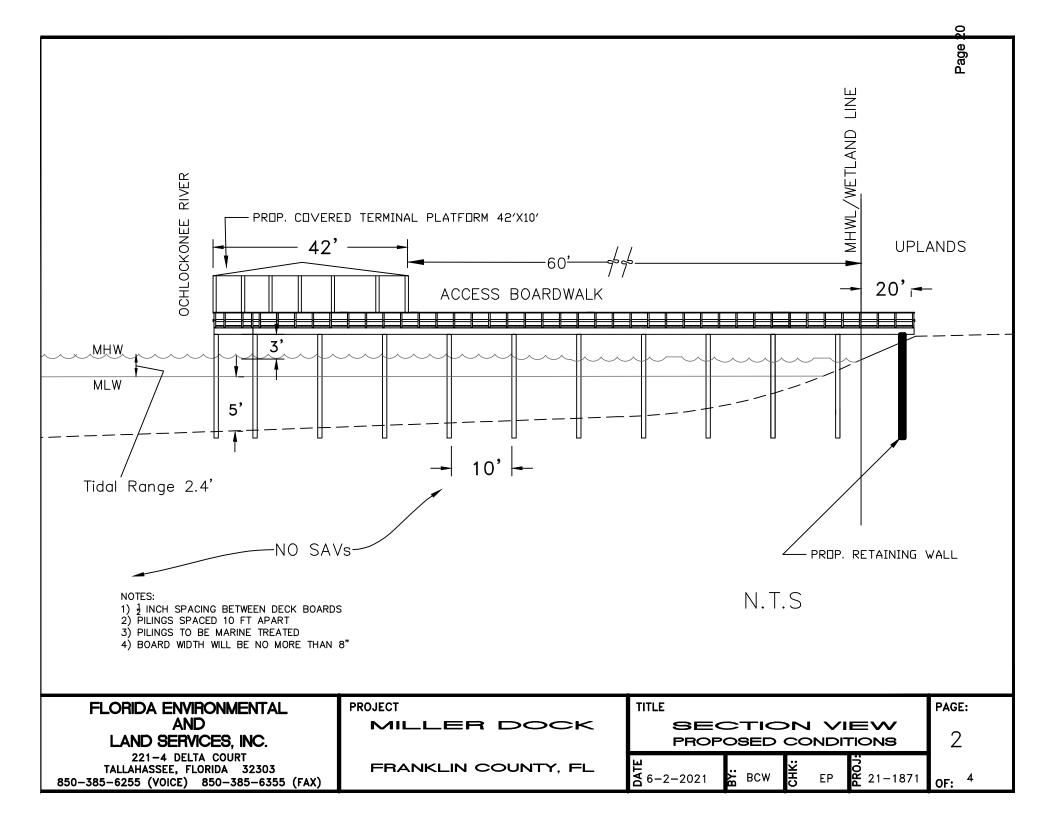


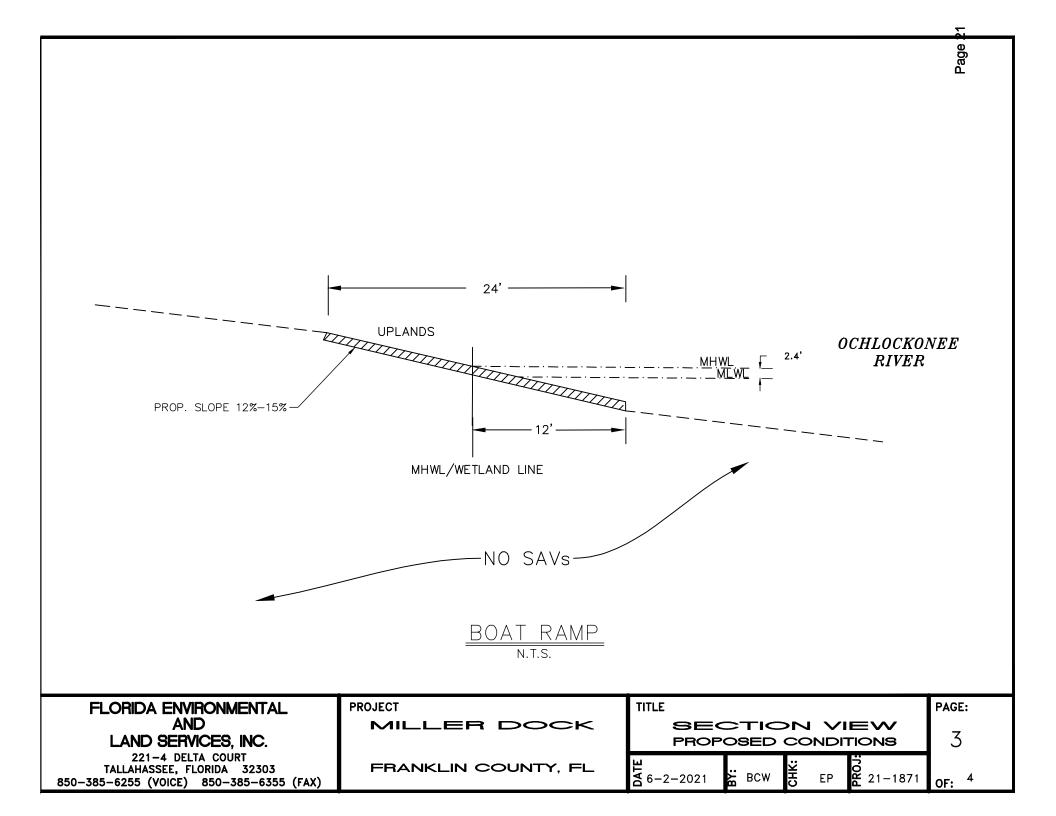
221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX) FRANKLIN COUNTY, FL

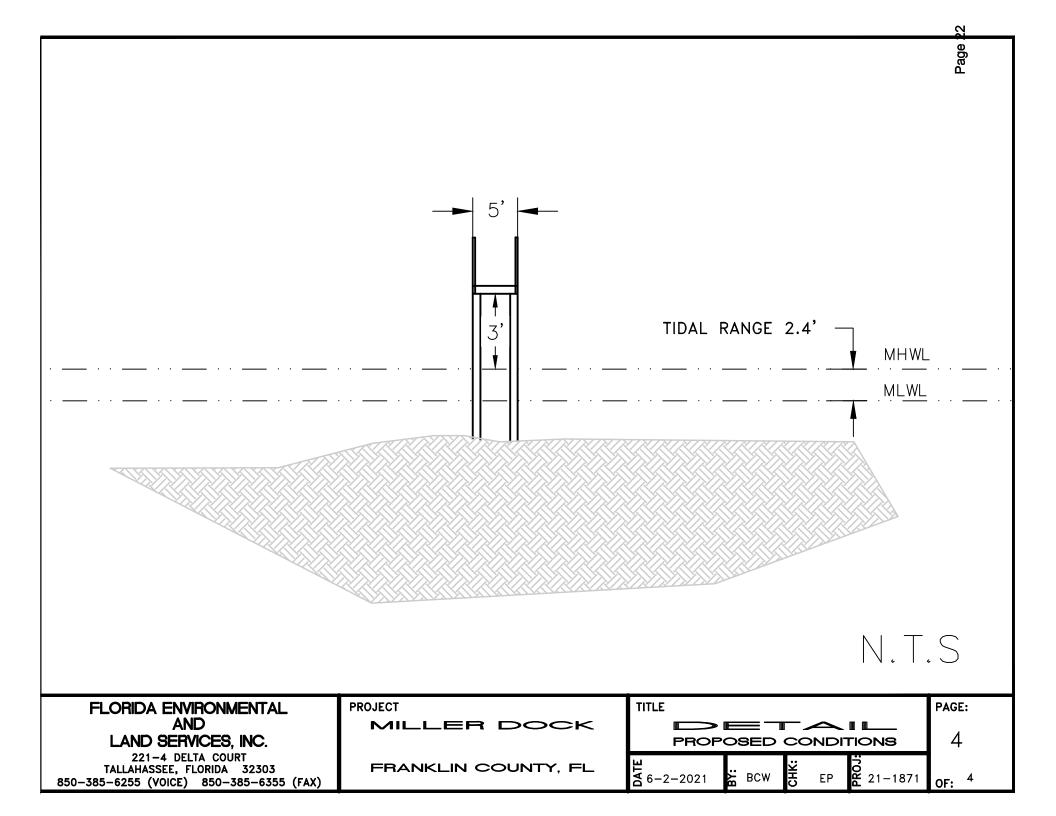
H 6-2-2021

2 21−1871 EΡ

OF:









PLANNING & ZONING ADJUSTMENT BOARD APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1. Apalachicola, FL 32320 PHONE: 850-653-9783 FAX: 850-653-9799

 $\underline{https://www.franklincountyflorida.com/county-government/planning-building/planning-services/}$

PLANNING & ZONING CRITICAL SHORELINE APPLICATION

THIS IS NOT A PERMIT APPLICATION

After approval by the Board, you will still be required to submit a permit application to the Building Department. Return completed application and required paperwork to the following address (see page 2 for details):

Franklin County Building Department 34 Forbes Street, Suite 1 Apalachicola, FL 32320 OR

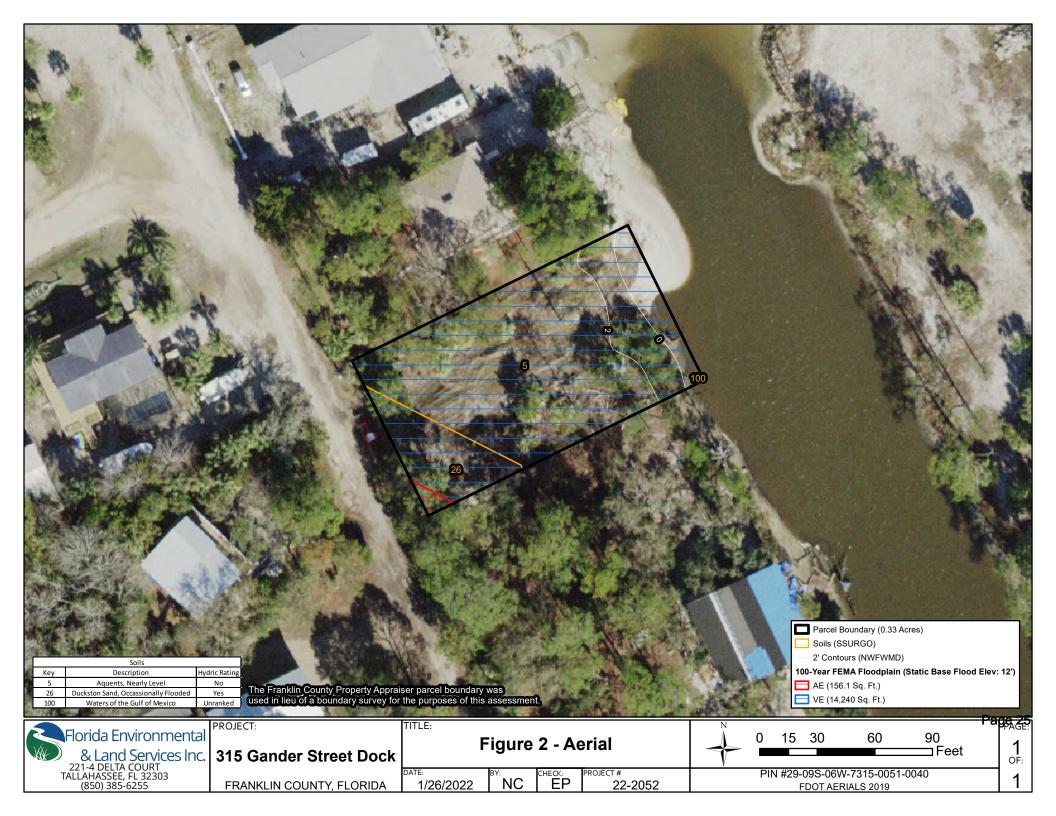
Email to: cortnib@franklincountyflorida.com

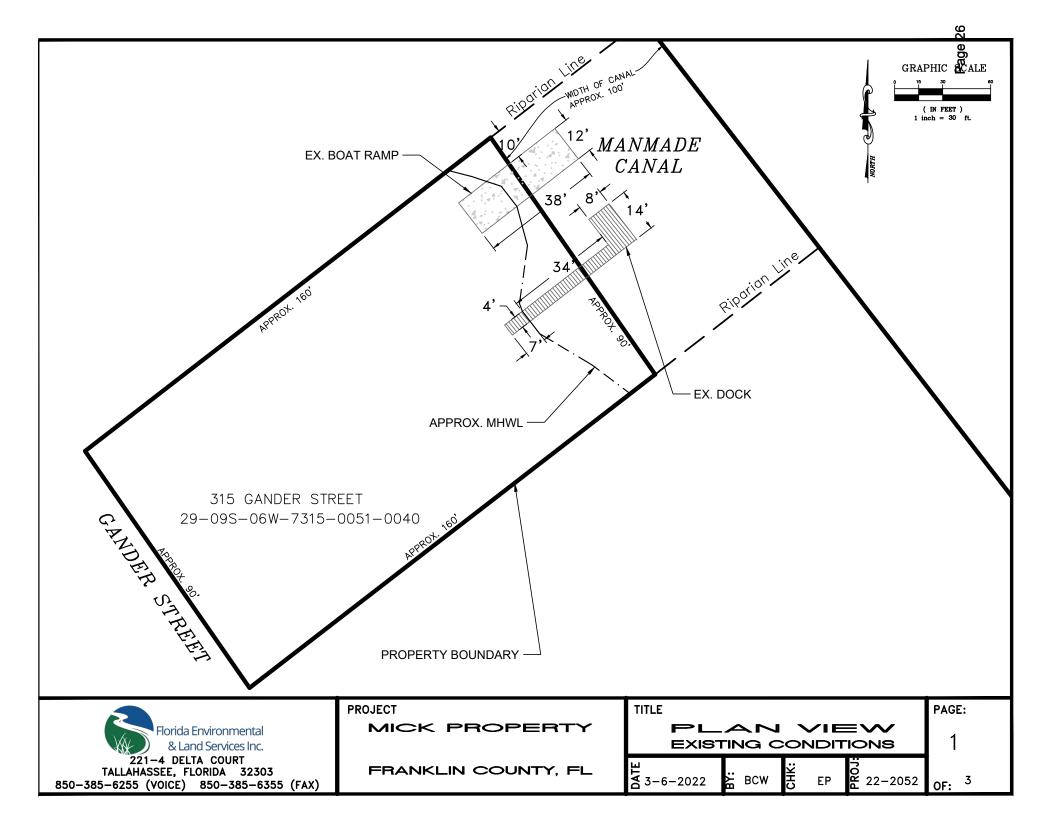
The deadline to turn in a completed application for the Planning & Zoning Adjustment Board is always the 2^{nd} Tuesday of each month at 12:00pm Noon (NO EXCEPTIONS)

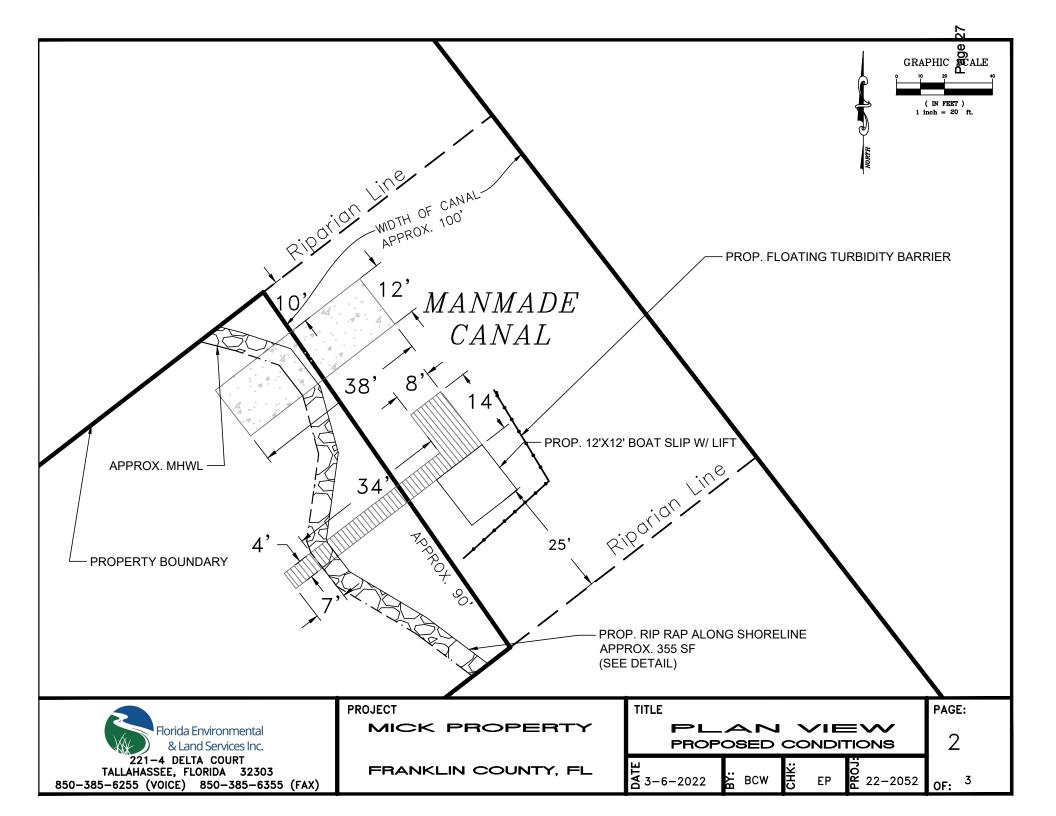
PROPERTY OWNER'S INFORMATION PROPERTY OWNER'S NAME: MAILING ADDRESS: _____ CITY/STATE/ZIP: ____ CONTACT NUMBER: _____ EMAIL: ____ AGENT'S NAME: CONTACT NUMBER: EMAIL: PROPERTY DESCRIPTION 911 ADDRESS: ______ CITY/STATE/ZIP: _____ LOT(S): ______ BLOCK: _____ UNIT: _____ PARCEL IDENTIFICATION NUMBER: _____ **JURISDICTION** _ APALACHICOLA ___ EASTPOINT ___ ST. GEORGE ISLAND ___ CARRABELLE ___ DOG ISLAND ___ LANARK ___ ST. JAMES ___ST. THERESA ___ ALLIGATOR POINT **PROJECT DETAILS** SINGLE FAMILY DOCK/PIER MULTI-FAMILY DOCK/PIER COMMERCIAL DOCK/PIER SEAWALL/ RETAINING WALL PROJECT DESCRIPTION: ZONING DISTRICT: _____ CRITICAL SHORELINE DISTRICT: Y/N _____ VACANT LOT? Y/N: ____ **OFFICE USE ONLY** ADJUSTMENT BOARD MEETING DATE: APPROVED/DENIED/TABLED: Page 23 BOARD OF COUNTY COMMISSION DATE: APPROVED/DENIED/TABLED: THIS REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION. EXPIRATION DATE:

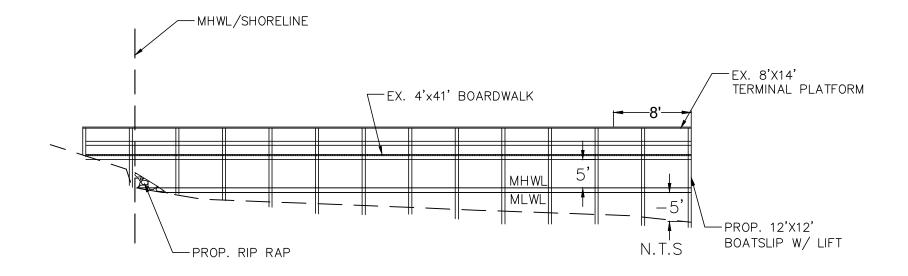
PLANNING & ZONING ADJUSTMENT BOARD **CRITICAL SHORELINE APPLICATION CHECKLIST**

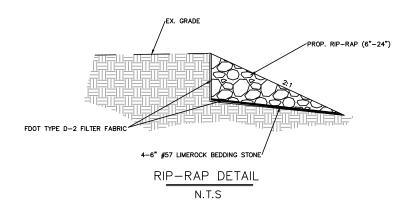
\square Application	
☐ Boundary Survey (If not located in a Flood Zone) / T located in a Flood Zone)	Opographical Survey (If
☐ Site Plan (Site plan must depict proposed project and d	listance from each setback)
☐ DEP Permit/Exemption	
☐ Army CORPS Permit/Exemption	
DISCLOSURE AGREEM	ENT
	<u></u>
I understand that this is not a permit application and with permit application to the Building Department after my	
I also understand that any major site plan changes I main resubmittal and reapproval by the Planning & Zonin Franklin County Board of County Commission.	
I	, understand and agree to
the statements listed above.	
Signature	Date













PROJECT

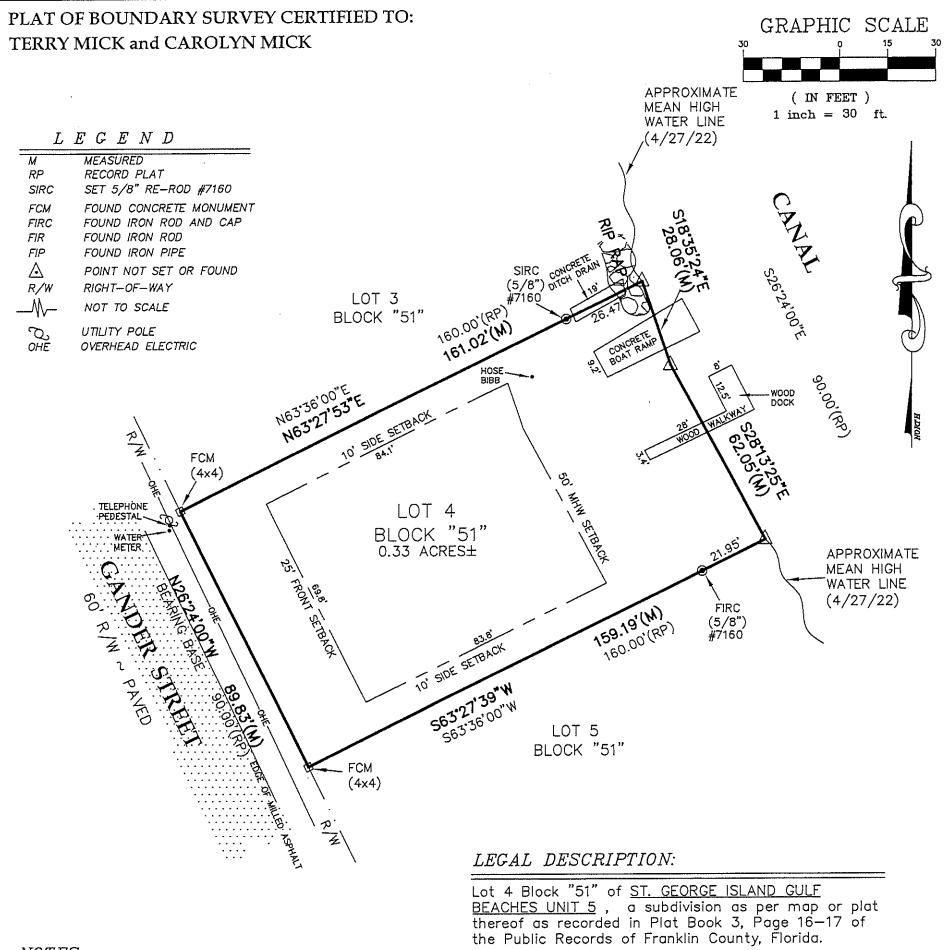
MICK PROPERTY

FRANKLIN COUNTY, FL

TITLE

SECTION VIEW
PROPOSED CONDITIONS

BCW F EP 22-2052
OF: 3



- NOTES:
- 1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
- 2. BEARING REFERENCE: Easterly right—of—way boundary of Gander Street being North 26 degrees 24 minutes 00 seconds West 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.
- 7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

I hereby certify that this is a true and correct representation of the property shows the continued that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, .051/.052 Randards Reministrative Code).

The undersigned surveyor has ent user provided a current title opinion of asstract an matters affecting title or boundary to the subject property. It is possible the are deeds of records, unrecorded deeds, assements or other instruments which could affect the boundaries.

JAMES RODDENBERRY Surveyor and Mapper Florida Certificate No: 4261

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE (EL 12)" as per Flood Insurance Rate Map Community Panel No: 120088 0565F index date: February 25, 2014, Franklin County, Florida.



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

LR # 7160

DATE: 05/02/22	DRAWN BY: BB	N.B.PER PLAT	COUNTY: FRANKLIN
FILE: 22360.DWG	DATE OF LAST FIELD WORK: 04/27/22	CHECKED BY:	JOB NUMBER: 22-360



PLANNING & ZONING ADJUSTMENT BOARD APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1. Apalachicola, FL 32320 PHONE: 850-653-9783 FAX: 850-653-9799

https://www.franklincountyflorida.com/county-government/planning-building/planning-services/

PLANNING & ZONING COMMERCIAL DEVELOPMENT APPLICATION

THIS IS NOT A PERMIT APPLICATION

After approval by the Board, you will still be required to submit a permit application to the Building Department. Return completed application and required paperwork to the following address (see page 2 for details):

Franklin County Building Department 34 Forbes Street, Suite 1 Apalachicola, FL 32320 OR

Email to: cortnib(a franklincountyflorida.com

The deadline to turn in a completed application for the Planning & Zoning Adjustment Board is always the 2nd
Tuesday of each month at 12:00pm Noon (NO EXCEPTIONS)

	W. GWALERIG BURGELL TROU			
	Y OWNER'S INFORMATION			
PROPERTY OWNER'S NAME: Calvin Dun				
MAILING ADDRESS: 7933 Strawberry Ln CITY/STATE/ZIP: Belmont, MI 49306				
CONTACT NUMBER: (616)915-0300 EMAIL: dunncalvin01@gmail.com				
AGENT'S NAME:				
CONTACT NUMBER:	EMAIL:			
PROPERTY DESCRIPTION				
911 ADDRESS: 219 W Gorrie Dr	CITY/STATE/ZIP: Eastpoint, FL 32328			
	BDIVISION: SGI Guld Beach UNIT: 1			
PARCEL IDENTIFICATION NUMBER:				
JURISDICTION				
APALACHICOLA EASTPOINT ✓ ST. GEORGE ISLAND CARRABELLE DOG ISLAND LANARK ST. JAMES ST. THERESA ALLIGATOR POINT				
1.0	PROJECT DETAILS			
DESCRIPTION OF DEVELOPMENT: 15' x 5	50' steel framed storage building			
ZONING DISTRICT: U4 TOTAL BUILDING SQ FOOT: 750 NUMBER OF STORIES: 1				
TOTAL IMPERVIOUS LOT COVERAGE: 30% TOTAL PARKING SPACES: 1 FLOOD ZONE: AE				
	ELEVATION REQUIREMENT: 12			
OFFICE USE ONLY				
ADJUSTMENT BOARD MEETING DATE:	APPROVED/DENIED/TABLED:			
BOARD OF COUNTY COMMISSION DATE:	APPROVED/DENIED/TABLED:			
	Page			
THIS REQUEST WILL EXPIRE ONE YEAR	FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY			

BOARD OF COUNTY COMMISSION. EXPIRATION DATE:

PLANNING & ZONING ADJUSTMENT BOARD COMMERCIAL DEVELOPMENT APPLICATION CHECKLIST

V	Application
	Boundary Survey (If not located in a Flood Zone) / Topographical Survey (If located in a Flood Zone)
V	Site Plan (Site plan must depict proposed project and distance from each setback)
	DEP Stormwater Permit/Exemption (site plan must show stormwater plan, if applicable)
~	Parking Plan

DISCLOSURE AGREEMENT

I understand that this is not a permit application and will still need to submit a permit application to the Building Department after my application is approved.

I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.

I Calvin Dunn	, understand and agree to
the statements listed above.	, and a stand and agree to
Class.	/ 04/19/2022
Signature	Date



Parcel ID 29-09S-06W-7311-009W-0110 Sec/Twp/Rng

Class VACANT

n/a

Alternate ID 06W09S297311009W0110 Owner Address DUNN CALVIN R & CAROL E 7933 STRAWBERRY LANE NE BELMONT, MI 49306

Property Address 219 W GORRIE DR District

Brief Tax Description ST GEORGE ISLAND UNIT 1 WEST

(Note: Not to be used on legal documents)

Acreage

Date created: 4/6/2022 Last Data Uploaded: 4/6/2022 8:06:06 AM





SITE PLAN

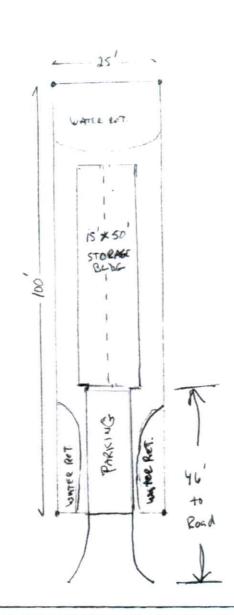
FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320 Phone: 850-653-9783 Fax: 850-653-9799

http://www.tranklincountyflorula.com/planning building services.asps/sid=building

PERMIT

#_____





SCALE: ____ "=_ 20 "

DATE: 6-4-21

219 W GORRIE DR ST George Island, FL 32328 DRAWN BY:

CALVIN BUNN Page 33



APPLICATION FOR RE-ZONING & LAND USE CHANGE

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320 Phone: 850-653-9783 Fax: 850-653-9799 http://www.franklincountyflorida.com/planning_building.aspx

PROPERTY OWNER'S NAME:	Kit C. Mashburn III, Raney Besore, Kit Mashburn Jr.				
MAILING ADDRESS: 116 Hat	hcock Road	City/State/Zip: Apalachicola, Florida 32320			
PHONE #: 850-381-3686	CELL #:	Same City/State/Zip: Apalachicola, Florida 32320 bubbamashburn@yahoo.com			
AGENT'S NAME:					
MAILING ADDRESS:		City/State/Zip:			
PHONE #:	CELL #:	City/State/Zip: EMAIL:			
PROPERTY DESCRIPTION : 9	11 Address: _	256 Hathcock Road, Apalachicola, Florida 32320			
Lot/s: Block:		Subdivision: Unit:			
Parcel Identification #: 33-08S-08	<u>3W-0000-001</u>	10-0030			
JURISDICTION: 🗷 Franklin					
☐ Apalachicola ☐ Eastpoint ☐ St. Georg	ge Island □ Ca	arrabelle □ Dog Island □ Lanark/ St. James □ St. Teresa □ Alligator Point			
ACDEACE. 5.75 acres mol					
ACREAGE: 5.75 acres mol	R3MH				
CURRENT ZONING: Residential V	acant- 1 Dwel	lling per 5 acresurrent LAND USE: Residential			
REQUESTED ZONING: 1 Dwelling per 1 acre R2 REQUESTED LAND USE: Residential					
LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description) survey and legal description attached					
PLANNING & ZONING DATE:					
RECOMMENDED APPROVAL: RECOMMENDED DENIAL: RECOMMENDED TO TABLE: CONDITIONS:					
BOARD OF COUNTY DATE: RECOMMENDED DENIAL: RECOMMENDED TO TABLE:					
CONDITIONS:					
DUDI IC HEADING DATE.					
PUBLIC HEARING DATE: ☐ DE	NIED	TARIFD			
CONDITIONS:	TIED	1 TABLED			
COMDITIONS.					

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:

Franklin County 34 Forbes Street, Suite 1 Apalachicola, FL 32320

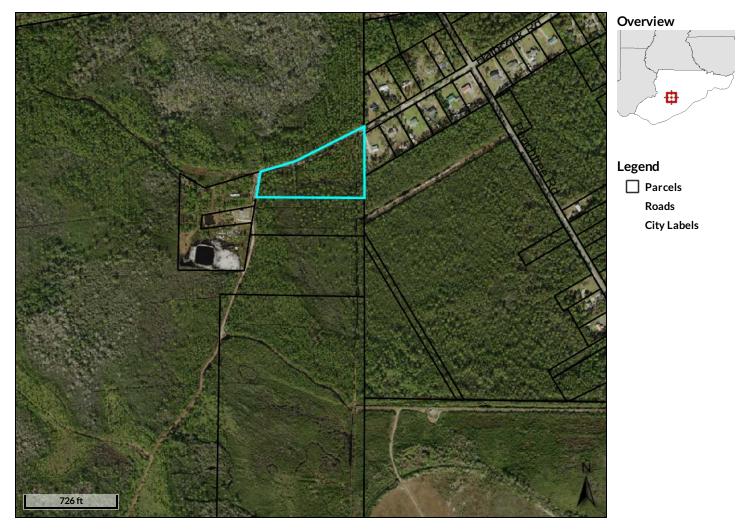
FRANKLIN COUNTY, FLORIDA REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

- Eastpoint Urban Service Area Is the property located in the Eastpoint Urban Service Area? No
- Coastal High Hazard Area Is the property located in the Coastal High Hazard Area? No
- Critical Shoreline Zone Is the property located in the Critical Shoreline Zone? No
- **Soil Conditions** Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
- **Topography** What is the topography of the property?
- Drainage Are there any natural drainage features located on the property? Unknown
- Wetlands The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at: https://www.fws.gov/wetlands/data/mapper.html
 No
- **Floodplains** What flood zone is this property located in? The flood maps for Franklin County can be found at portal.nwfwmdfloodmaps.com. **AE**
- Potential Wildfire Areas Is the property susceptible to wildfires? No
- **Historic or Cultural Sites** Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or sitefile@dos.myflorida.com. **No**
- Endangered Species Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at: http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279 431984e8bc3ebf1cc8e9 No
- Traffic Circulation How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at https://tdaappsprod.dot.state.fl.us/fto/ N/A
- **Affordable Housing** Will this change increase the supply of affordable housing in Franklin County? **Unknown**

FRANKLIN COUNTY, FLORIDA REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

- **Economic Development** How will this change promote economic development in Franklin County? **Rezoning will allow more taxed parcels, 1 home per 1 acre.**
- Water and Sewer Will the development be served by central water and sewer or will it be on individual water wells and septic tanks? **Septic**

QPublic.net Franklin County, FL



Parcel ID 33-08S-08W-0000-0010-0030 Sec/Twp/Rng n/a

Property Address 256 HATHCOCK RD

APALACHICOLA

Alternate ID 08W08S33000000100030

Class VACANT Acreage 5.78 Owner Address MASHBURN KIT CARSON III

BESORE RANEY SUZANNE

MASHBURN KIT C JR W/R/O/S

116 HATHCOCK ROAD

APALACHICOLA, FL 32320

District

1

Brief Tax Description

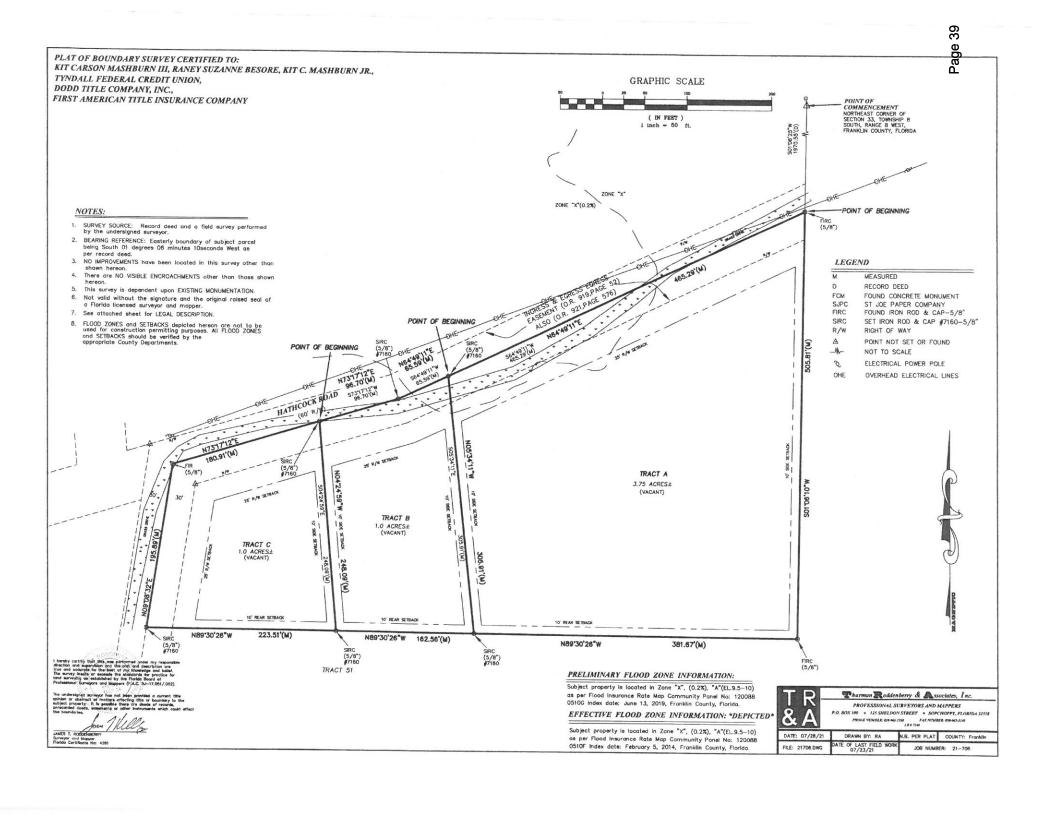
A PARCEL IN SEC 33 8S8W

(Note: Not to be used on legal documents)

Date created: 4/6/2022 Last Data Uploaded: 4/6/2022 8:06:06 AM







R-3 SINGLE FAMILY ESTATE RESIDENTIAL

<u>DISTRICT INTENT</u>: To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. Single family detached dwellings.

2. Parks and playgrounds.

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

- 1. Community houses and churches.
- 2. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:

One single family dwelling unit per five acres. The five acre tract must have a depth and width of at least 200 feet. Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

BUILDING SETBACK: For all residential structures or accessory structures there

shall be provided:

(A) A setback minimum of 25 feet from the boundary of

property line bordering any private, local arterial or

collector road.

(B) Setback a minimum of 10 feet from any other

property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning

ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME

<u>DISTRICT INTENT</u>: To insure the health, safety, and fiscal well being of residents by limiting the extent and density of mixed types of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. One Single family detached dwelling per lot.

2. Parks and playgrounds (See Note 3).

3. Mobile Homes (See Note 2, exceptions and

modifications).

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

2. Fire Stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.

2. Buildings connected with the construction which must be removed after use is discontinued.

3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in

depth, or an existing lot of record, as of July 1, 1981.

BUILDING SETBACK: For all residential structures or accessory structures there

shall be provided:

(A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.

(B) Setback a minimum of 10 feet from any other

property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME DISTRICT

- 1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
- 2. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.
- 3. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.



RE-ZONING & LAND USE CHANGE APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1. Apalachicola, FL 32320 PHONE: 850-653-9783 FAX: 850-653-9799

https://www.franklincountyflorida.com/county-government/planning-building/planning-services/

<u>Instructions</u>: Complete application, include proof of ownership in the form of a deed, any necessary information supporting your request, and a boundary survey. Application fees: \$250.00 for Re-zoning & \$250.00 for Land Use Change. Return to the following address:

Franklin County Building Department 34 Forbes Street, Suite 1

Apalachicola, FL 32320						
PROPERTY OWNER'S INFORMATION						
ROPERTY OWNER'S NAME: Joseph Gander						
IAILING ADDRESS: 1493 BLUFF ROAD CITY/STATE/ZIP: Apalachicola FL 3232						
ONTACT NUMBER: 1-850-227-5337 EMAIL: joseph. gander @ ya hoo.com						
GENT'S NAME: joseph gander						
ONTACT NUMBER: 1-850-227-5337 EMAIL: joseph. gander eyahoo.com						
PROPERTY DESCRIPTION						
11 ADDDESS						
CITY/STATE/ZIP: Apalachicola FC 32320						
LOT(S):BLOCK:SUBDIVISION:UNIT:						
PARCEL IDENTIFICATION NUMBER: 33-085-08W . 6000 - 0010 - 6010						
JURISDICTION APALACHICOLAEASTPOINTST. GEORGE ISLANDCARRABELLEDOG ISLANDLANARKST. JAMESST. THERESAALLIGATOR POINT						
DESCRIPTION OF REQUEST						
URRENT ZONING: R3 CURRENT LAND USE: VACANT						
EQUESTED ZONING: REQUESTED LAND USE: 1 house per 1 Acre						
CREAGE:						
OFFICE USE ONLY						
DJUSTMENT BOARD MEETING DATE: APPROVED/DENIED/TABLED:						
OARD OF COUNTY COMMISSION DATE: APPROVED/DENIED/TABLED:						
UBLIC HEARING DATED:APPROVED/DENIED/TABLED:						

FRANKLIN COUNTY, FLORIDA REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE

	Eastpoint Urban Service Area. Is this property located within the Eastpoint Urban Service Area? (YN)					
2.	Coastal High Hazard Area. Is this property located within the Coastal High Hazard Area? (YN)					
3.	Critical Shoreline Zone. Is this property located within the Critical Shoreline Zone? (Y/V)					
4.	Soil Conditions. Copies of the 1994 Soil Survey of Franklin County are available in the Franklin County Building and Planning Office.					
5.	Topography. What is the topography of this property?					
6.	Drainage. Are there any natural drainage features located on this property? (YN) If yes, please describe:					
7.	Wetlands. Are there wetlands located on this property? The only way to definitively know if there are wetlands on this property is to have a qualified individual survey the site for wetlands, but the U.S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be location on the property. The website can be accessed at: https://www.fws.gov/wetlands/data/mapper.html .					
8.	Floodplains. What flood zone is this property located in? The Flood maps for Franklin County can be found at: https://maps.nwfwmdfloodmaps.com/esri-viewer/map.aspx?cty=franklin					
9.	Potential Wildfire Areas. Is this property susceptible to wildfires? (YO)					
10.	Historic or Cultural Sites. Are there any historic or cultural sites located on this property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at (850) 245-6440 or sitefile@dos.myflorida.com (YO)					
11.	Endangered Species. Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at https://myfwc.com/wildlifehabitats/wildlife/ (YO					
12.	Traffic Circulation. How will this development affect traffic on the roads that serve the development?					
12	Traffic Circulation. How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at https://tdaappsprod.dot.state.fl.us/fto/ .					
	The Florida Department of Transportation traffic counts can be found at https://tdaappsprod.dot.state.fl.us/fto/ . Affordable Housing. Will this change increase the supply of affordable housing in Franklin County?					
	The Florida Department of Transportation traffic counts can be found at https://tdaappsprod.dot.state.fl.us/fto/ .					

QPublic.net Franklin County, FL



Parcel ID 33-08S-08W-0000-0010-0010 Sec/Twp/Rng 33-8S-8W

Alternate ID 08W08S3300000100010 Class VACANT

Acreage 5

Owner Address GANDER JOSEPH 1493 BLUFF RD APALACHICOLA, FL 32320

District 1

Property Address

Brief Tax Description A PARCEL IN SEC 33 8S 8W

(Note: Not to be used on legal documents)

Date created: 4/27/2022 Last Data Uploaded: 4/27/2022 7:45:03 AM





R-3 SINGLE FAMILY ESTATE RESIDENTIAL

<u>DISTRICT INTENT</u>: To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. Single family detached dwellings.

2. Parks and playgrounds.

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

- 1. Community houses and churches.
- 2. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:

One single family dwelling unit per five acres. The five acre tract must have a depth and width of at least 200 feet. Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

BUILDING SETBACK: For all residential structures or accessory structures there

shall be provided:

(A) A setback minimum of 25 feet from the boundary of

property line bordering any private, local arterial or

collector road.

(B) Setback a minimum of 10 feet from any other

property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning

ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME

<u>DISTRICT INTENT</u>: To insure the health, safety, and fiscal well being of residents by limiting the extent and density of mixed types of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. One Single family detached dwelling per lot.

2. Parks and playgrounds (See Note 3).

3. Mobile Homes (See Note 2, exceptions and

modifications).

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

2. Fire Stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.

2. Buildings connected with the construction which must be removed after use is discontinued.

3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in

depth, or an existing lot of record, as of July 1, 1981.

BUILDING SETBACK: For all residential structures or accessory structures there

shall be provided:

(A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.

(B) Setback a minimum of 10 feet from any other property line.

Page 50

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

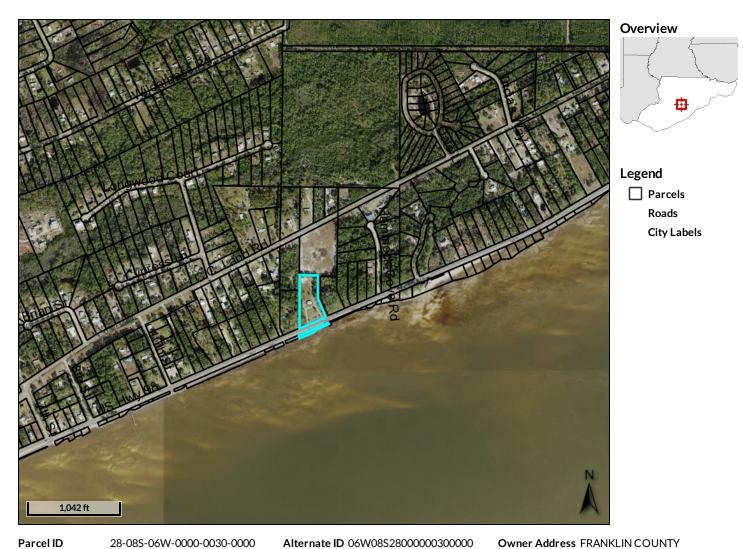
SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME DISTRICT

- 1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
- 2. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.
- 3. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.



COUNTY

Parcel ID 28-08S-06W-0000-0030-0000 Sec/Twp/Rng 28-8S-6W

Property Address 959 US HIGHWAY 98

District

Brief Tax Description 3 ACRES IN SW 1/4 & NW

Class

Acreage

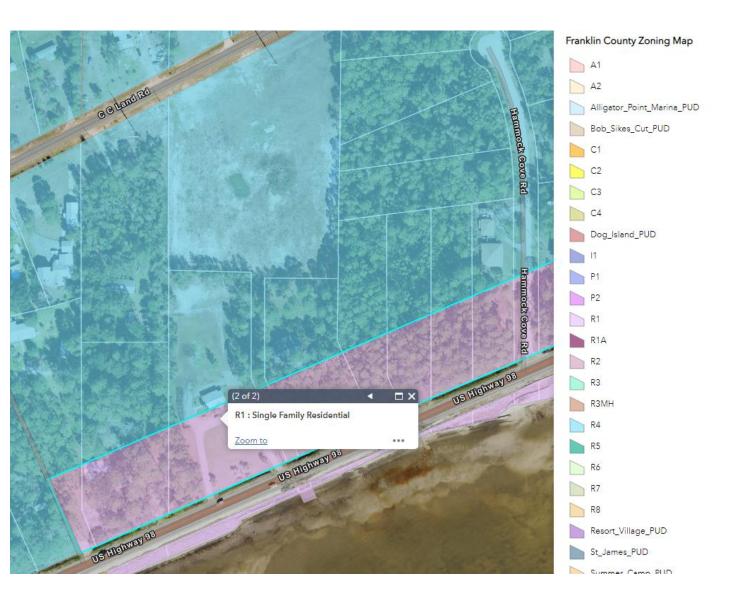
(Note: Not to be used on legal documents)

Date created: 4/6/2022 Last Data Uploaded: 4/6/2022 8:06:06 AM



33 MARKET STREET

APALACHICOLA, FL 32320





Address

34 FORBES ST, STE 1

APALACHICOLA, FL 32320

Parcel ID 21-07S-04W-0000-0050-0000

Sec/Twp/Rng 21-7S-4W **Property** ISLAND VIEW MOTEL

Address

District

Brief Tax Description 3 AC IN SE 1/4

(Note: Not to be used on legal documents)

ID

Class

Acreage

COUNTY

n/a

Date created: 4/27/2022 Last Data Uploaded: 4/27/2022 7:45:03 AM





C-3 COMMERCIAL RECREATIONAL

<u>DISTRICT INTENT</u>: To provide commercial services to those using the natural resources of Franklin County.

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. Boat ramps and marinas.

2. Recreation vehicle parking and camping (limited

stay facilities).
3. Fish camps.

4. Motels and hotel accommodate marinas and fish

camp customers.

5. Restaurant and food services.

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth,

or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: None

MAXIMUM BUILDING: 35 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

- 1. Parking should be on a permeable surface, or areas with impervious surfaces must include stormwater holding ponds.
- 2. See Section 430 and 440 of zoning ordinance.

NOTES: C-3 COMMERCIAL - RECREATIONAL

P-2 RECREATIONAL DISTRICT

<u>DISTRICT INTENT</u>: To protect the natural systems of the county so that resource-based recreational activities can be maintained at their current level while providing ample user-based recreational opportunities for the citizens and visitors of the County

PERMITTED USES AND STRUCTURES

PRINCIPAL: 1. Open space.

- 2. Picnic areas and facilities.
- 3. Restroom facilities.
- 4. Fishing.
- 5. Camping.
- 6. Boat Ramps
- 7. Resource based recreational activities.

ACCESSORY: 1. Uses of land customarily incidental and subordinate

to one of the permitted principal uses, unless

otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. Residential uses, except for the supervision of the resource.

2. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: N/A

BUILDING SETBACK: N/A

MAXIMUM BUILDING: N/A

MAXIMUM IMPERVIOUS LOT COVERAGE: 10%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

- 1. Permeable surfaces.
- 2. See Section 430 and 440 of the zoning ordinance.

NOTES: P-2 RECREATIONAL DISTRICT



VACANT COMMERCIAL

 Parcel ID
 29-09S-06W-7310-001E-0100

 Sec/Twp/Rng
 29-9S-6W

 Property Address
 25 E PINE AVE

District 1

Brief Tax Description UNIT 1 BL 1E LOTS 10-21

(Note: Not to be used on legal documents)

Class

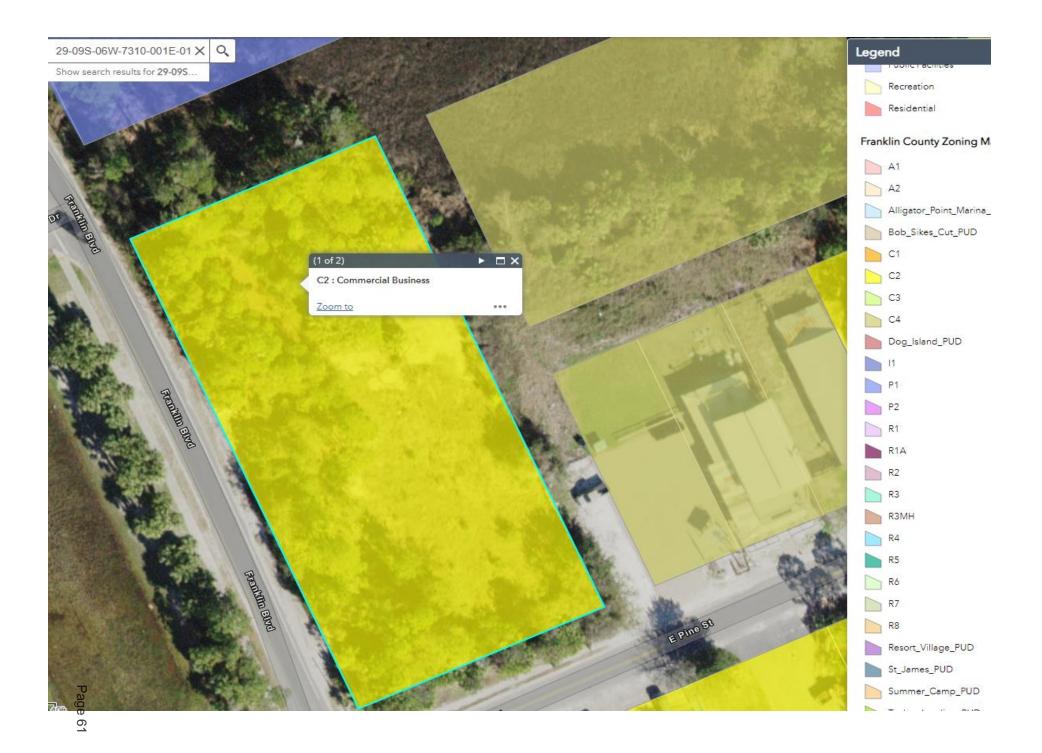
Acreage

Date created: 4/27/2022 Last Data Uploaded: 4/27/2022 7:45:03 AM

Developed by Schneider GEOSPATIAL

33 MARKET STREET

APALACHICOLA, FL 32320



C-2 COMMERCIAL BUSINESS DISTRICT

<u>DISTRICT INTENT</u>: To provide for commercial development in the unincorporated county near present concentrations of population.

PERMITTED USES AND STRUCTURES

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- 1. Financial, real estate, insurance and other professional services.
- 2. Retail sales including such retail services as barber and beauty shops, laundry and dry-cleaning f facilities.
- 3. Restaurants, lounges, food services, public assembly halls and entertainment centers.
- 4. Automotive and engine repair shops and other repair services.
- 5. Warehouse and storage facilities.
- 6. Uses determined by the Planning and Zoning Commission to be similar to the above.
- 7. Hotels and motels (low impact 50 or fewer units).

ACCESSORY:

- 1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
- 2. Fire stations.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted

herein.

- 2. Major automotive and engine repair within one thousand (1000) feet of any body of water ten acres or larger.
- 3. Residential uses.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

- 1. Hotels, motels, and time sharing vacation units (high impact over 50 units) subject to review as provided by Section 301.06 of zoning ordinance.
- 2. Churches and community houses.
- 3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth,

or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: For all commercial or accessory structures there will be

provided:

(A) A setback of twenty-five (25) feet from the boundary of the property line bordering any private, local, arterial or collector road.

(B) Setback a minimum of ten (10) feet from any other property line, except for attached or commonwall construction.

MAXIMUM BUILDING: 35 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Parking should be on a permeable surface, or areas with impervious surfaces must include stormwater holding ponds.

2. See Section 430 and 440 of zoning ordinance.

NOTES: C-2 COMMERCIAL BUSINESS DISTRICT

- 1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
- 2. All hotels, motels, or time-share vacation units of high impact as defined in Section 220.64 shall provide, on the same parcel upon which such development is located, an area of recreational open space equal to or exceeding that covered by all structures included in the development; i.e., "development footprint". Such recreational open space shall be set aside for and available to the occupants of the development in a manner consistent with the Franklin County Comprehensive Plan.
- 3. All new construction shall implement best management practices for the reduction of erosion, fugitive dust, and air emissions related to the construction of the development.

Z-1 PUBLIC FACILITIES DISTRICT

<u>DISTRICT INTENT</u>: To provide for the health, safety, and welfare of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

- 1. Government offices.
- 2. Schools.
- 3. Utility substations and storage facilities.
- 4. Sewage treatment facilities, wells, water supply and transmission facilities.
- 5. Medical facilities, county jails.
- 6. DER approved sanitary landfill.
- 7. Wastewater treatment spray irrigation fields.
- 8. Nursing homes and extended care facilities.
- 9. Other uses as determined by the Planning and Zoning Commission.

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

PROHIBITED USES AND STRUCTURES:

- 1. Residential uses.
- 2. All uses not specifically or provisionally permitted herein.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

- 1. Uses similar to those allowed as permitted uses.
- 2. A residential unit associated with a principal use is permitted and may be developed under R-2 standards.
- 3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth,

or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: See Note 1

MAXIMUM BUILDING: None.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Permeable surfaces where feasible.

2. See Section 430 and 440 of zoning ordinance.

NOTES: Z-1 PUBLIC FACILITY

1. Public facilities located adjacent residential uses should be adequately buffered so as to lessen the impact and friction between these uses. The type of buffer may include physical barriers such as hedges, green belts, walls, fences, and open space separation left in its natural state.

MEETING DATE: May 3rd, 2022

NAME/DEPARTMENT/AGENCY: Cortni Bankston/Zoning Administrator

TOTAL ATTACHMENTS:

Action Items:

1) Appointment of Alternate Board member for District 3 – Marzetta Davis

Marzetta is a native of Apalachicola and has worked in county and state government off and on since 1983. She's worked with the Clerk of the Circuit Court and the Property Appraiser's office. She also worked with the Gulf County Tax Collector's office and the Florida Department of Revenue. She received a transfer to the Orange County Tax Collector's office and stayed through December of 2020 until her parents' age and health made it necessary for her to return home to Apalachicola. Now back working with Franklin County Tax Collector's office, she's happy to be home and seize this opportunity to take part in becoming a member of the Franklin County Planning and Zoning Adjustment Board.