



Planning and Zoning Adjustment Board - Regular Meeting

Tuesday, June 14, 2022 at 6:30 pm

**34 Forbes Street, COURTHOUSE ANNEX, COMMISSION
MEETING ROOM**

*****Meeting Information*****

Meeting Information

Although the public is welcome in the meeting room for this meeting, the use of Zoom is still encouraged as an option to participate in meeting. 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/87223597346> 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 (872 2359 7346#). 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. May 10, 2022 PZA Regular Meeting Minutes**

Variance Requests

4. 67 Bald Point Road

Consideration of a request for a variance to construct stairs to previously approved proposed variance an additional 8' into the Front 25' setback, and also requesting a variance for an HVAC platform to encroach an additional 5.3' into Front 25' Setback. Property is described as 667 Bald Point Road, Block 10, Lot 85, Unit 1, Alligator Point, Franklin County, Florida. Request submitted by Scott Shanley, Applicant

5. 315 Gander Street

Consideration of a request for a variance to construct riprap within the critical shoreline setback. Property is described as 315 Gander Street, Block 51, Lot 4, Unit 5, St. George Island, Franklin County, Florida. Request submitted by Aaron Sarchet, agent for Terry Mick, applicant.

Critical Shoreline Applications

6. 1269 East Gulf Beach Drive

Consideration of a request to construct a new 1,260 square foot Single-Family dock: 275'x4' access walkway; 20'x8' terminus; Two 20'x12' Boat lifts. Property address: 1269 East Gulf Beach Drive, Lot 2, Savannah Cove, St. George Island, Franklin County, Florida. Application submitted by Garlick Environmental Associates, agent for Joseph Lawrence, applicant. State and Federal Permits have been received.

Commercial Site Plan Applications

7. 136 Hwy 98

Consideration of a request for Commercial Site Plan review of commercial recreational storage buildings on a 1 +/- acre parcel located at 136 US Highway 98. Eastpoint, Franklin County, Florida. Request submitted by Christopher Varnes, applicant. (A different site plan was reviewed and approved by P&Z n September 2020).

8. 1 Gulf Beach Drive

Consideration of a request for Commercial Site Plan review of a Commercial 45'x60'x14' Pole barn located at 1 Gulf Beach Drive, Carrabelle, Franklin County, Florida. Request submitted by Tool Time Building & Roofing, agent for Clark and Ruth Klinkenberg, applicant.

9. 48 Island Drive

Consideration of a request for Commercial Site Plan review of a 9,500 sq foot storage building located at 48 Island Drive, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Vacation Rental Properties, LLC, applicant.

Plat Review Applications

10. 3 by the Sea

Consideration of a request for Final Plat approval for a parcel of land lying in Section 25, Township 7 South, Range 5 West located at 1788 Highway 98 West, Carrabelle, Franklin County, Florida. Application submitted by Chris Langston, agent for Victoria Conrad, applicant.

Zoning Administrator's Report

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 850-653-9783 ext 180) | Agenda published on 06/09/2022 at 9:40 AM



Planning and Zoning Adjustment Board - Regular Meeting

Minutes

Tuesday, May 10, 2022 at 6:30 pm

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION
MEETING ROOM

Meeting Information

MEMBERS PRESENT: Mitch Griner, Chairperson, Jim Morris, Ben Houston, Rachel Chesnut, David Duncan, Marzetta Davis, Michael Shuler, County Attorney, Cortni Bankston, Zoning Administrator

Meeting Commenced @ 6:30PM

1. Call To Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Approval of April 12, 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: 5 / Nays: 0

Variance Requests

4. 1931 Indian Harbor Road

Minutes:

Motion to approve by Ben Houston. Seconded by Jim Morris. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

Critical Shoreline Applications

5. 143 Rio Vista Drive

Minutes:

Motion to approve by David Duncan. Seconded by Marzetta Davis. All in favor with none opposed. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

6. 315 Gander Street

Minutes:

Motion to approve the Boat Slip and Lift by David Duncan. Seconded by Ben Houston. All in favor with none opposed. Motion carried During discussion staff advised Agent the riprap will need to be submitted as a variance because it is encroaching into the 50-foot critical shoreline setback

Vote results:

Ayes: 5 / Nays: 0

Commercial Site Plan Applications

7. 219 W Gorrie Drive

Minutes:

Motion to approve by David Duncan. Seconded by Jim Morris. All in favor with none opposed. Motion carried. During discussion David Duncan expressed concern about the future use of this structure if the owner was to sell it. Would parking be sufficient for new owners depending on what they decided on use

Vote results:

Ayes: 5 / Nays: 0

Re-Zoning & Land Use Change Applications

8. Kit Mashburn

Minutes:

Motion to approve for Public Hearing by David Duncan. Seconded by Marzetta Davis. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

9. Joseph Gander

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: 5 / Nays: 0

10. Franklin County - TDC Building

Minutes:

Motion to approve for Public Hearing by Jim Morris. Seconded by Marzetta Davis. All in favor with none opposed. Motion Carried.

Vote results:

Ayes: 5 / Nays: 0

11. Franklin County - Island View Park

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: 5 / Nays: 0

12. Franklin County - Franklin Blvd

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: 5 / Nays: 0

Zoning Administrator's Report

13. Appointment of Alternate Board Member

Minutes:

Member Marzetta Davis was recognized by the Chairman

14. R-4 Zoning Question

Minutes:

Question was brought before the Board regarding greenhouse/nursery as a home industry business in R-4. Would this be a home industry allowable use or is this more Commerical use? During discussion the Board wanted to know more information: Where is this property located? What are properties surrounding this property zoned? What is the proposed size of the greenhouse? David Duncan feels this is not a permissible use for R-4 zone

15. State/Federal Permits

Minutes:

Discussion had about creating a better communication between the County and DEP. With contingency approvals, the applicant fails to pull a permit with the Building Department. Can there be a DEP approval BEFORE they are allowed to come before the Board for local approval?

Meeting adjourned @ 7:12PM



ADVISORY BOARD OF ADJUSTMENT 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

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Scott W. Shanley

MAILING ADDRESS: 1155 17th Ln SW

City/State/Zip: Vero Beach, FL 32962

PHONE #: _____ CELL #: (423) 404-2449

EMAIL: shanley_scott@yahoo.com

AGENT'S NAME: _____

MAILING ADDRESS: _____

City/State/Zip: _____

PHONE #: _____ CELL #: _____

EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 667 Bald Point #1, Bald Point, FL 32346

Lot/s: 85 & 86

Block: 10

Subdivision: SOUTHERN DUNES

Unit: 1

Parcel Identification #: 12037-28-06S-01W-1051-00

JURISDICTION: ☐ Franklin County

☐ Apalachicola ☐ Eastpoint ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: I am requesting a revision to a previously approved variance to add the following: 1st request--- to add front stairs to begin 13.3' FWD of front set back and to end 11.7' from front setback property line. Lower landing to terminate 4' 8" in front of balcony corner.

2nd request---to add a HVAC platform (5'x14.7') that will extend 5.3' into the front setback.

Grounds under both request to remain natural.

ADVISORY BOARD OF ADJUSTMENT DATE: _____

RECOMMENDED APPROVAL: _____ **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____

CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____

APPROVED: _____ **DENIED:** _____ **TABLED:** _____

CONDITIONS: _____

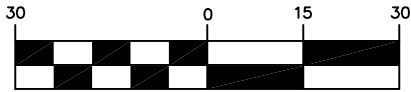
Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

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

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**

PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY CERTIFIED FOR:
SCOTT SHANLEY

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- M MEASURED
- R.P. RECORD PLAT
- FIP FOUND IRON PIPE
- FIRC FOUND IRON ROD & CAP
- FIR FOUND IRON ROD
- SIRC SET IRON ROD & CAP #7160-5/8"
- R/W RIGHT OF WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND

SITE BENCHMARK:
NAIL & CAP # 7160
SET IN ASPHALT
© ELEVATION 13.24'
NAVD 1988

BALD POINT ROAD

(STATE ROAD NO. 370)
(GULF SHORE BOULEVARD ~ R.P.)
(100' R/W ~ PAVED)

EDGE OF PAVEMENT

SETBACK ENCHROACHMENT:
DWELLING SEPTIC TANK
FRONT= 10 FEET FRONT= 20 FEET
SIDE= 0 FEET SIDE= 5 FEET
WETLANDS= 34 FEET WETLANDS= 0 FEET

LOT 84
BLOCK 10

SIRC (5/8") #7160
110.00'(R.P.)
110.00'(M)

SIRC (5/8") #7160
WATER METER

LOT 85
BLOCK 10
(VACANT)

APPROXIMATE
EDGE OF MARSH
& WETLANDS

LOT 86
BLOCK 10
(VACANT)

FIRC (5/8") #7160

S89°59'45"W 110.00'(M)
110.00'(R.P.)

LOT 87
BLOCK 10

LEGAL DESCRIPTION:

Lots 85 and 86, Block "10" of UNIT ONE OF SOUTHERN DUNES,
a subdivision as per map or plat thereof recorded in Plat Book 2,
Page 22A of the Public Records of Franklin County, Florida.

NOTES:

- SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
- BEARING REFERENCE: Westerly right of way boundary of BALD POINT ROAD REVISED 04/26/22: CHANGE STEPS
- NO IMPROVEMENTS have been located in this survey other than shown hereon. REVISED 04/13/22: ADD STEPS & AC
- There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
- This survey is dependent upon EXISTING MONUMENTATION. REVISED 09/29/21: CHANGED HOUSE & LOCATION-BB
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 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. REVISED 10/04/21: ROTATED HOUSE -BB
- ELEVATIONS depicted hereon were established using NAVD 1988 datum. REVISED 10/12/21: ADDED SETBACK ENCHROACHMENT-BB

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 Zone "AE (EL 15)" as per Flood Insurance Rate Map Community Panel No: 120088 0315F, index date: February 5, 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

LB # 7160

Page 9

DATE: 09/27/21

DRAWN BY: BB

N.B.656 pg.11

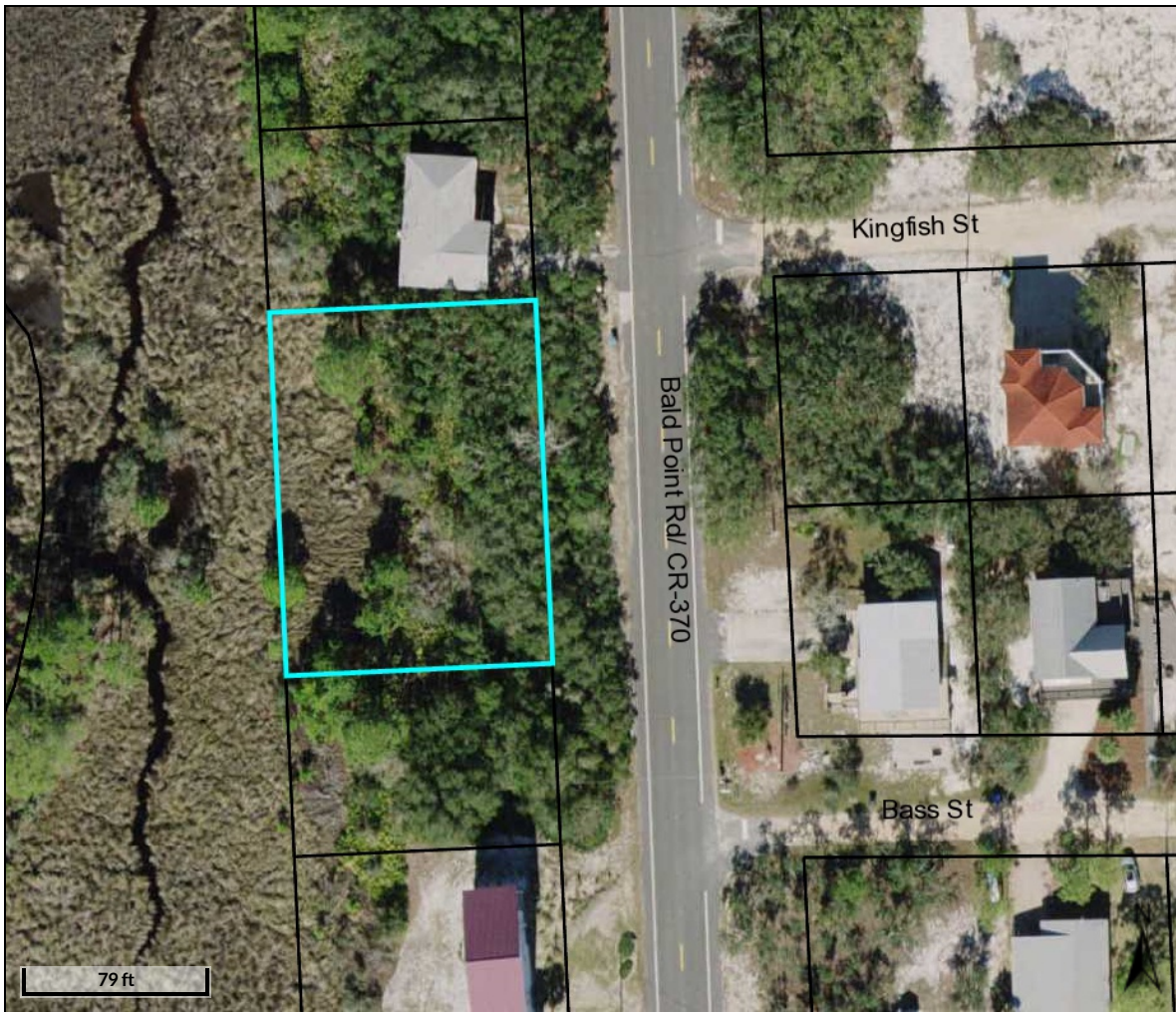
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FILE: 21995.DWG

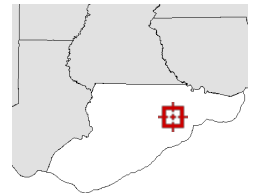
DATE OF LAST FIELD WORK: 09/24/21

CHECKED BY:

JOB NUMBER: 21-995



Overview



Legend

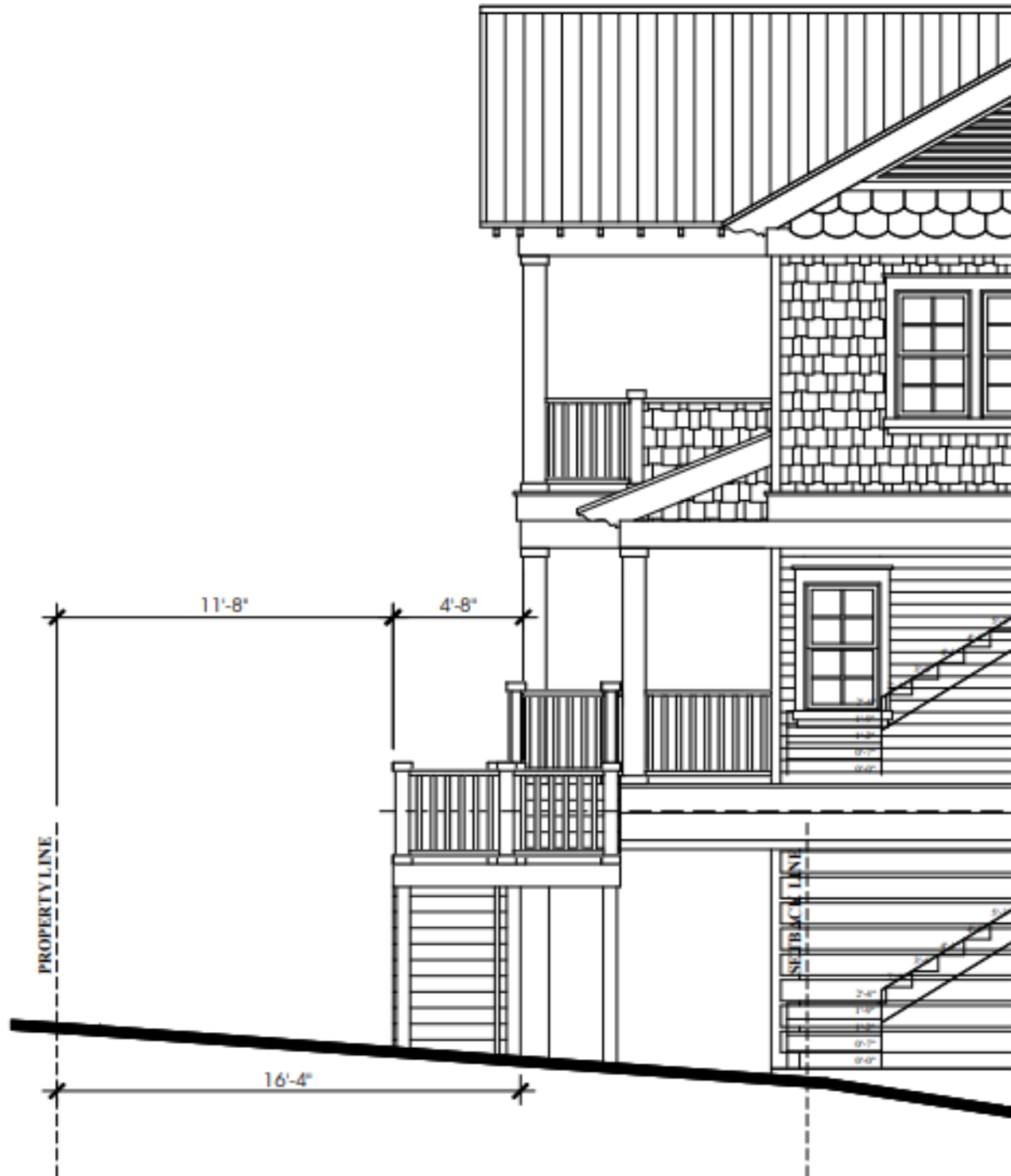
-  Parcels
-  Roads
-  City Labels

Parcel ID	28-06S-01W-1051-0010-0850	Alternate ID	01W06S28105100100850	Owner Address	SHANLEY SCOTT
Sec/Twp/Rng	28-6S-1W	Class	VACANT		1155 17TH LANE
Property Address	667 BALD POINT RD	Acreage	0.189		VERO BEACH, FL 32962
District	1				
Brief Tax Description	UNIT 1 BL 10 LOT 85, 86				
	(Note: Not to be used on legal documents)				

Date created: 5/25/2022
Last Data Uploaded: 5/25/2022 7:40:41 AM

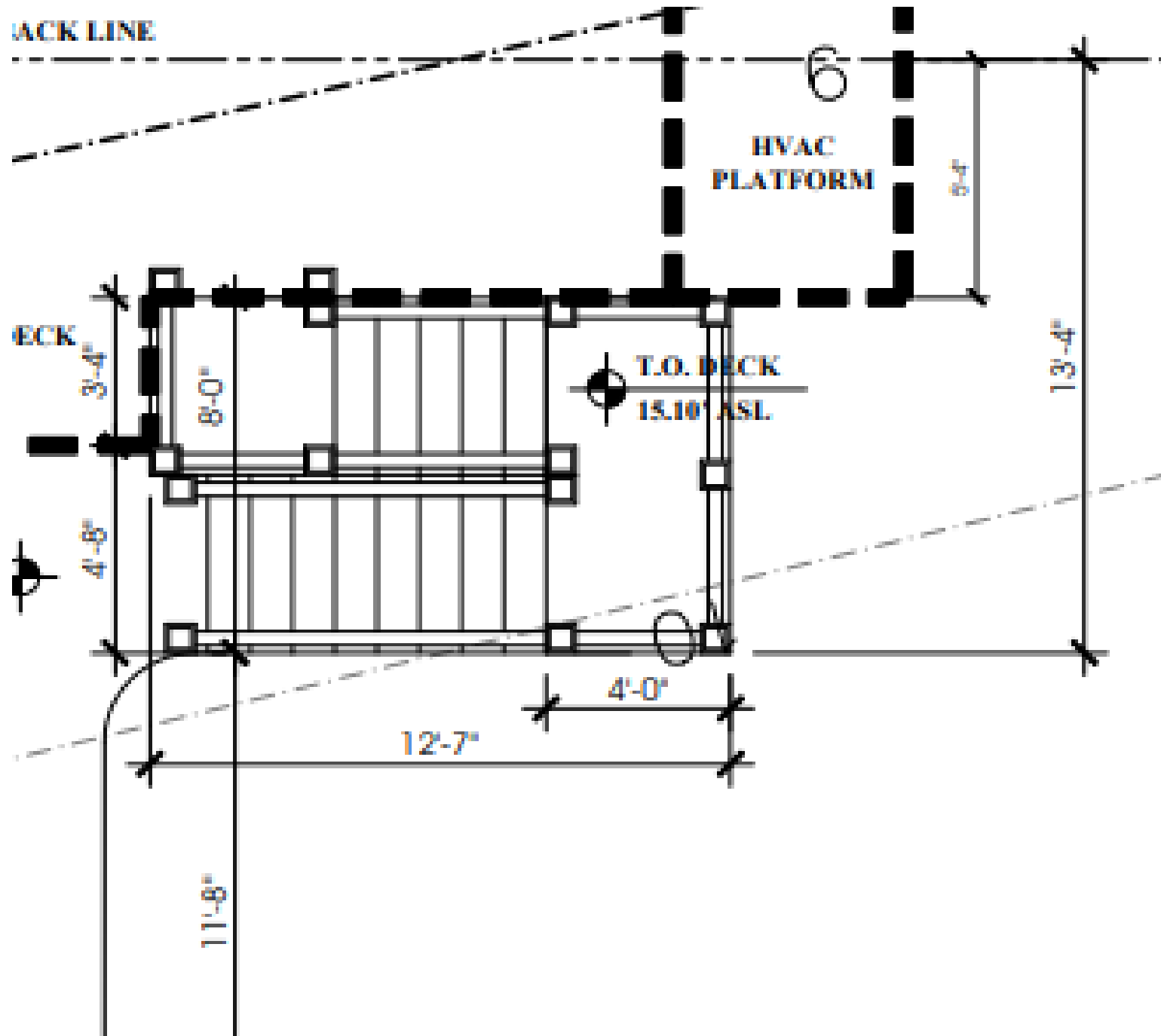
Developed by  Schneider
GEOSPATIAL

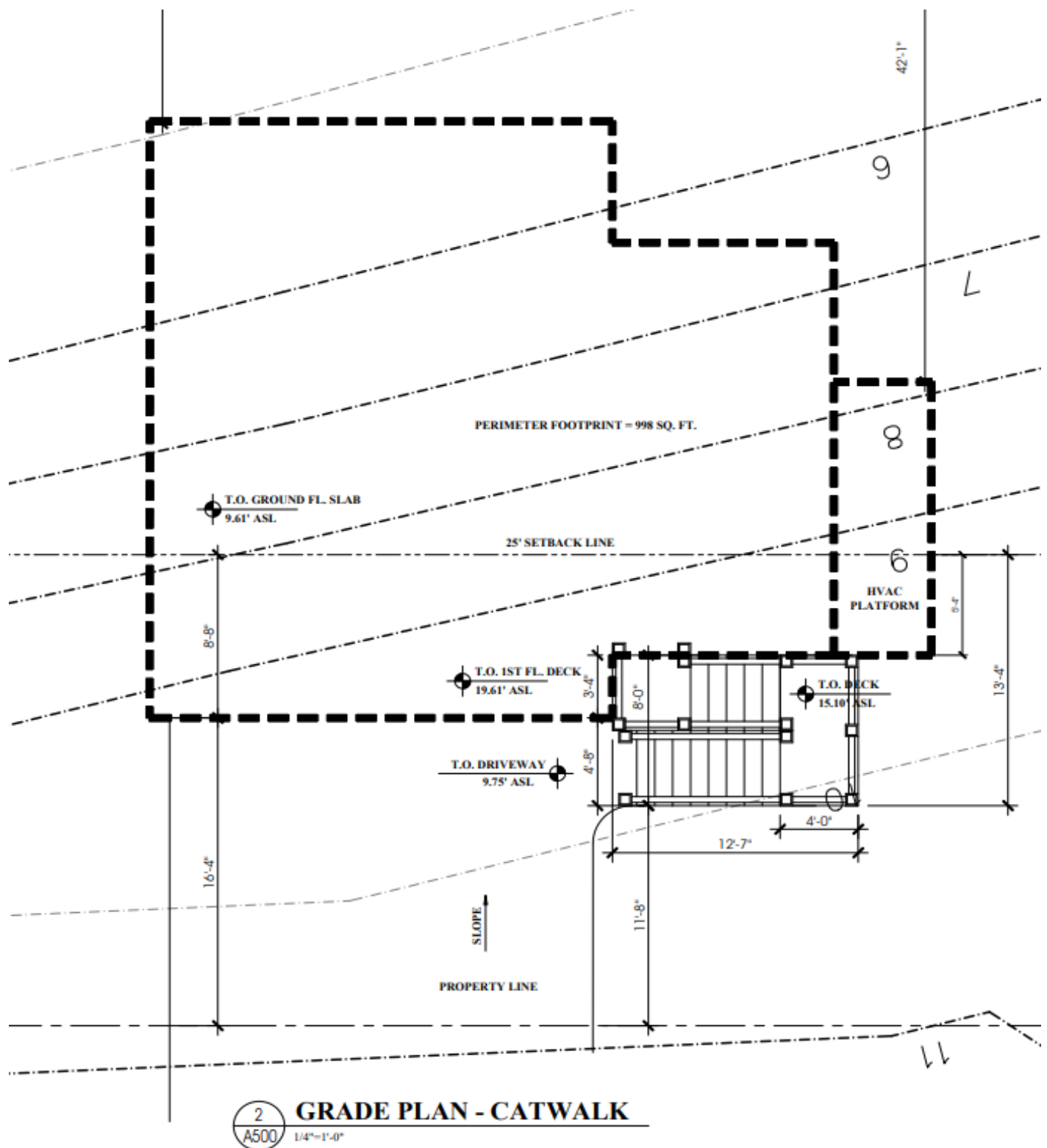
STEPS SIDE VIEW



1 RIGHT SIDE ELEVATION - CATWALK
A500 1/4"=1'-0"

FRONT PORCH STEPS







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: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

CONTACT NUMBER: _____ EMAIL: _____

AGENT'S NAME: _____

CONTACT NUMBER: _____ EMAIL: _____

PROPERTY DESCRIPTION

911 ADDRESS: _____ CITY/STATE/ZIP: _____

LOT(S): _____ BLOCK: _____ SUBDIVISION: _____ UNIT: _____

PARCEL IDENTIFICATION NUMBER: _____

JURISDICTION

☐ APALACHICOLA ☐ EASTPOINT ☐ ST. GEORGE ISLAND ☐ CARRABELLE ☐ DOG ISLAND ☐ LANARK
☐ ST. JAMES ☐ ST. THERESA ☐ ALLIGATOR POINT

VARIANCE REQUEST DETAILS

DESCRIPTION OF VARIANCE: _____

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: _____

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

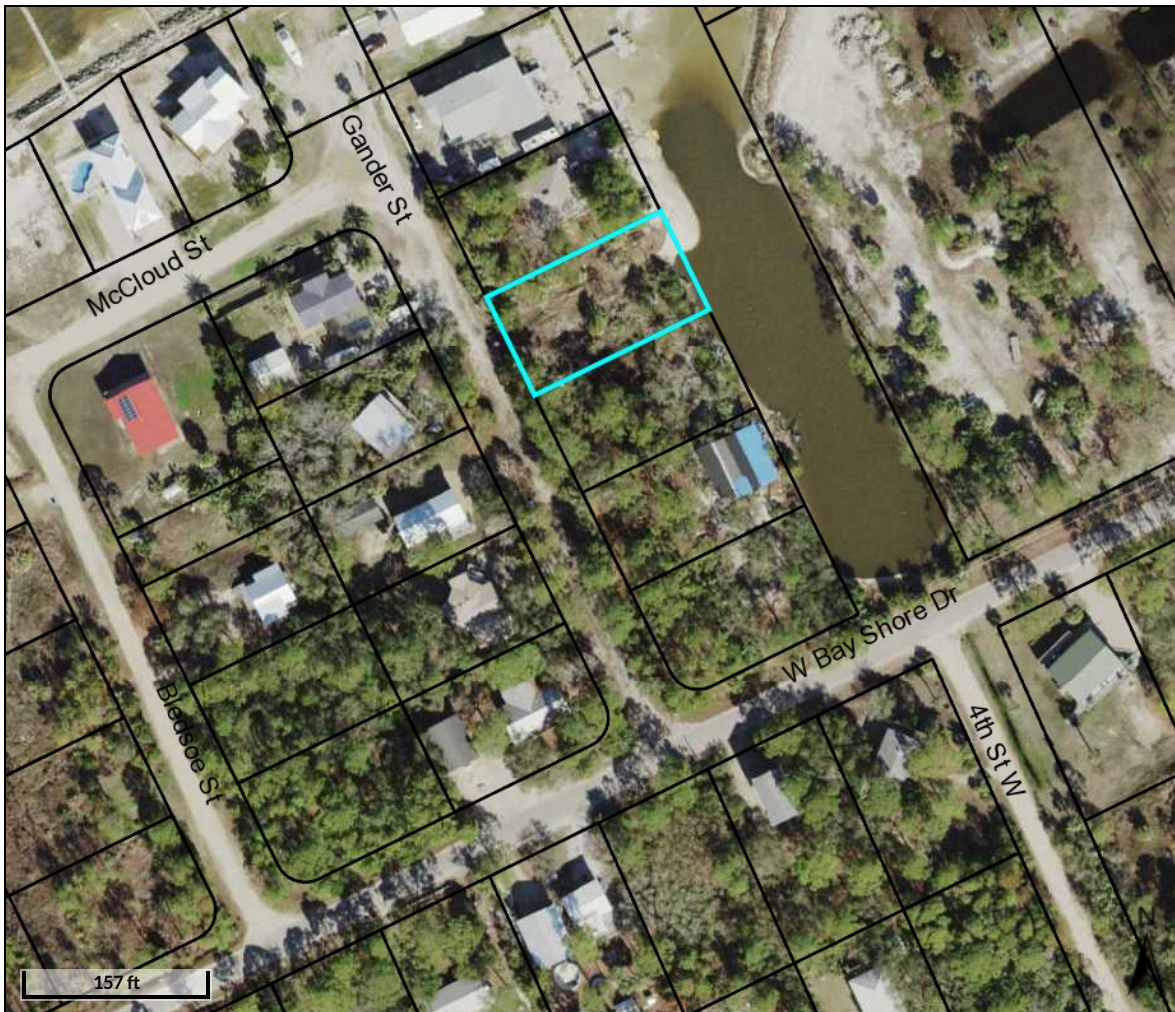
DISCLOSURE AGREEMENT

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.

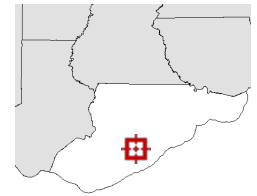
I also understand that any major site plan changes I make after approval will result in resubmittal and reapproval by the Planning & Zoning Adjustment Board and the Franklin County Board of County Commission.

I _____, understand and agree to the statements listed above.

 _____ / _____
Signature Date



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7315-0051-0040	Alternate ID	06W09S29731500510040	Owner Address	MICK TERRY & CAROLYN
Sec/Twp/Rng	29-9S-6W	Class	VACANT		150 EDGEWOOD DR
Property Address	315 GANDER ST	Acreage	n/a		CRAWFORDVILLE, FL 32327
District	1				
Brief Tax Description	UNIT 5 BLOCK 51 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 5/25/2022
Last Data Uploaded: 5/25/2022 7:40:41 AM

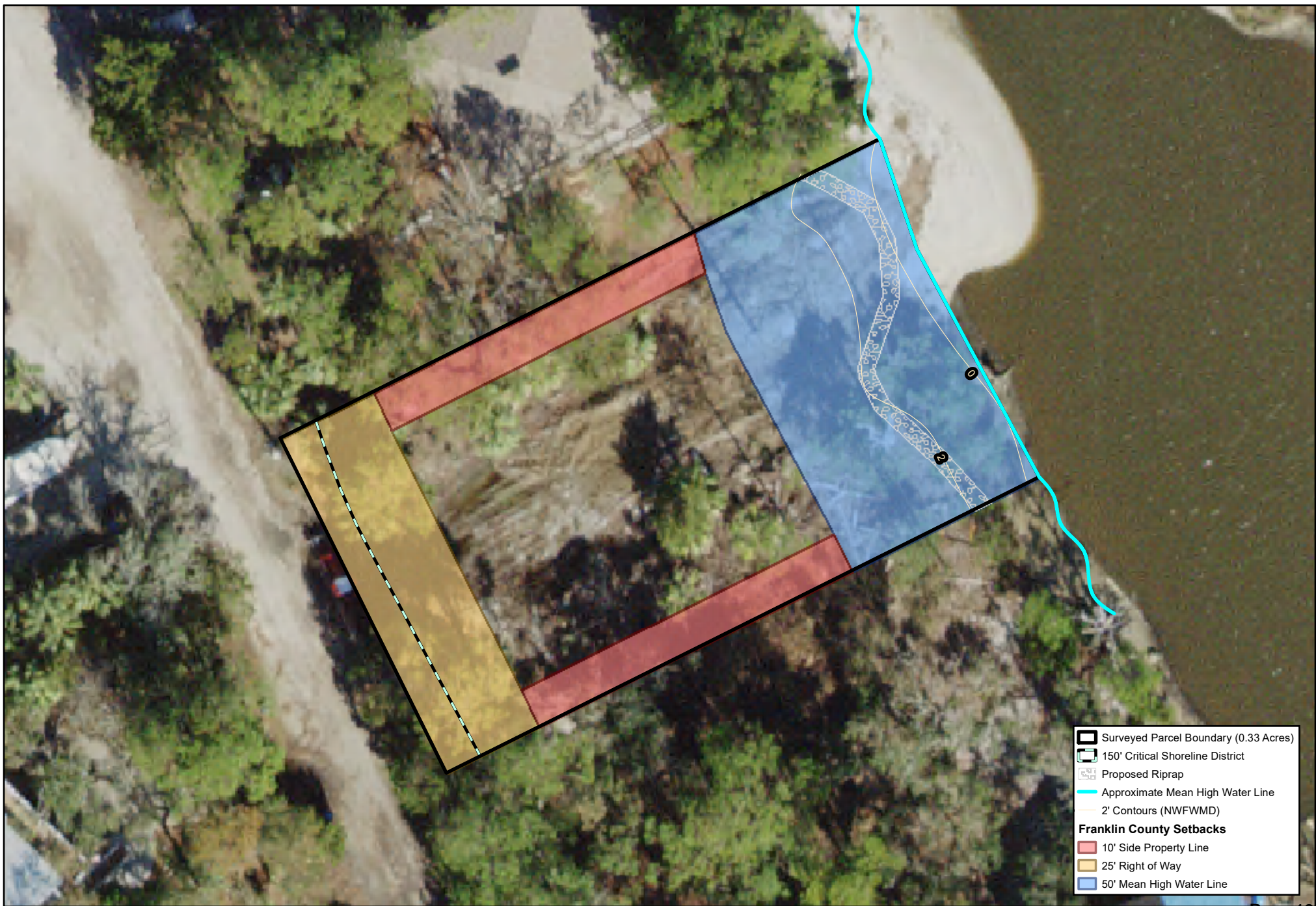
Developed by  Schneider
GEOSPATIAL

PROJECT:
315 Gander Street Dock
 FRANKLIN COUNTY, FLORIDA

TITLE:
Figure 2 - Aerial
 DATE: 5/16/2022 BY: NC CHECK: EP PROJECT #: 22-2052

NORTH
 0 10 20 40 60 Feet
 PIN #29-09S-06W-7315-0051-0040
 FDOT AERIALS 2019
 PAGE: 1 OF 1





- Surveyed Parcel Boundary (0.33 Acres)
- 150' Critical Shoreline District
- Proposed Riprap
- Approximate Mean High Water Line
- 2' Contours (NWFWMD)
- Franklin County Setbacks**
 - 10' Side Property Line
 - 25' Right of Way
 - 50' Mean High Water Line



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 THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE.

CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:

ISSUANCE DATE: _____ EXPIRES: _____

EXISTING HOUSE: ☐ Yes ☐ No

DEP PERMIT: ☐ Yes ☐ No

ARMY COE PERMIT: ☐ Yes ☐ No

APPROVED: ☐ Yes ☐ No

APPLICATION MUST BE COMPLETE:

Property Owner/s: Joseph Lawrence

Contact Information: Home #: _____ Cell #: 404-406-2418

Mailing Address: 300 Hemlock Cove City/State/Zip: Ball Ground, GA 30107

EMAIL Address: flyaway@etcmail.com @ _____

Contractor Name: _____ Business Name: _____

Contact Information: Office #: _____ Cell #: _____

State License #: _____ County Registration #: _____

Mailing Address: _____ City/State/Zip: _____

EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 1269 East Gulf beach Drive St George Island

Lot/s: 2 Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: 29-09S-06W-7317-0000-0402

JURISDICTION: ☒ Franklin County ☐ City of Carrabelle

☐ Apalachicola ☐ Eastpoint ☒ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

☐ SINGLE FAMILY DOCK/PIER ☐ MULTI-FAMILY DOCK/PIER ☐ COMMERCIAL

DESCRIPTION: Construction of a Single Family Dock 4 ft. in width and 275 ft. in length with handrails.

Also the terminus will be constructed 8'x20'. Also 2 Boat Lifts that preempts 1,740 Sq Ft

ZONING DISTRICT: _____ CONTRACT COST: _____

TOTAL SQUARE FOOT: _____ FOUNDATION TYPE: _____

ROOF MATERIAL: _____

APPROVED BY: ☐ Planning & Zoning Date: _____ ☐ County Commissioners Date: _____

WATER BODY: _____

CRITICAL SHORELINE DISTRICT ☐ YES OR NO ☐ **CRITICAL HABITAT ZONE** ☐ YES OR NO ☐

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

FRANKLIN COUNTY DOCK CHECKLIST & FEE SCHEDULE

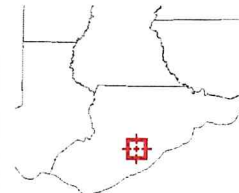
Page 21

CHECKLIST:

- ☐ Application
- ☐ DEP
- ☐ Army CORPS
- ☐ Site Plan
- ☐ Lighting Plan
- ☐ Drawings (Approved by all entities)
- ☐ Approvals from local jurisdictions
- ☐ Dock Site Plan, Construction & Lighting Affidavit
- ☐ Copy of Signed Contract Cost



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	n/a	Class	SINGLE FAMILY		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: 4/28/2022
 Last Data Uploaded: 4/28/2022 7:51:10 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

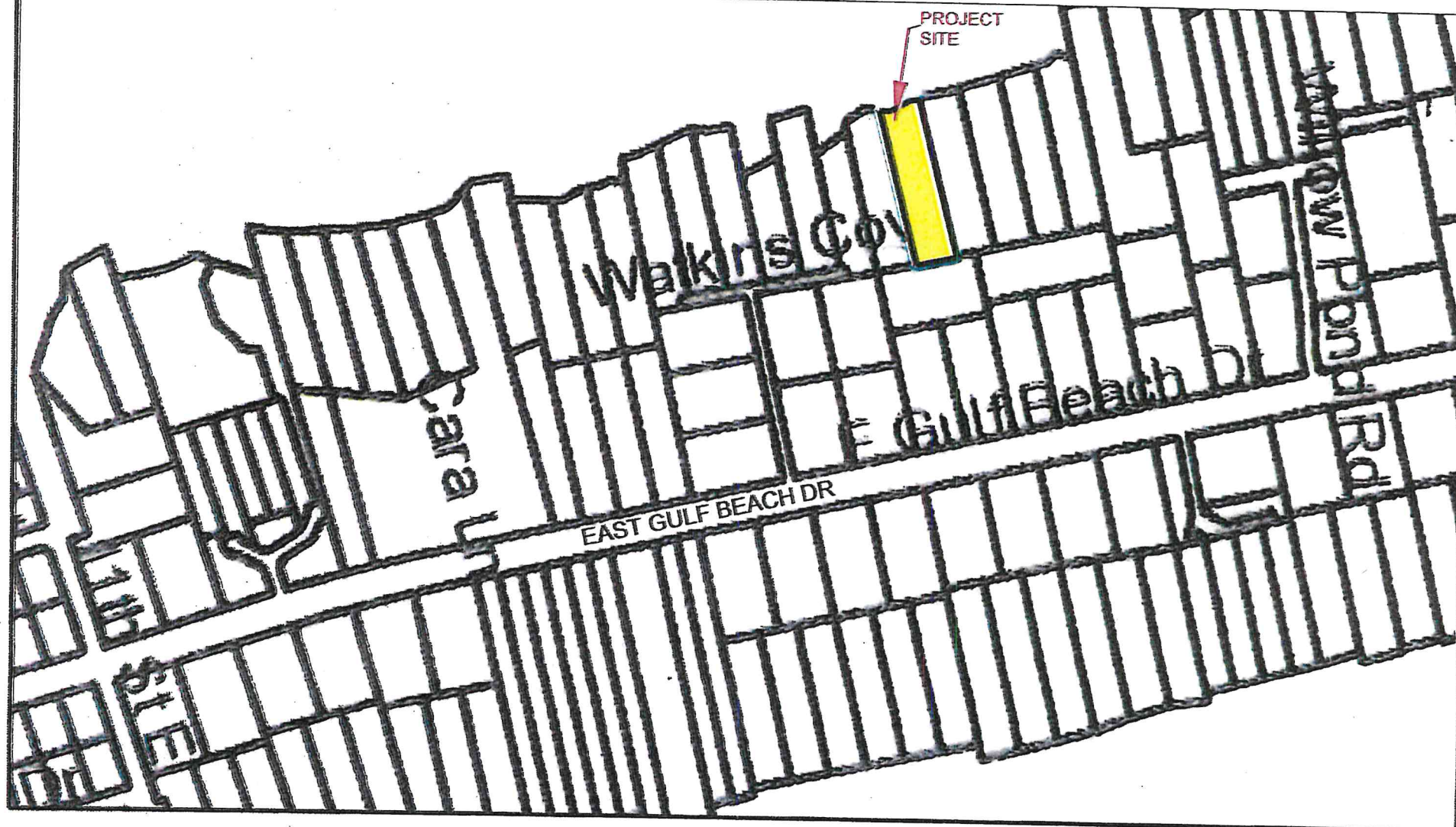
DEP:

COE:

OTHER:

DATE: August 19, 2019

SHEET: 1/4



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: 9 South

RANGE: 6 West

JOB: 19-091

DEP:

COE:

OTHER:

DATE: August 19, 2019

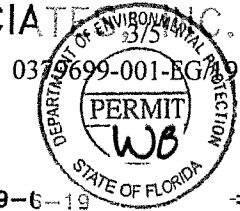
SHEET: 2/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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: 9 South RANG: 6 West

JOB: 19-091
 DEP:
 COE:
 OTHER: Rev. 9-6-19
 DATE: August 19, 2019
 SHEET: 3/4



ST. GEORGE SOUND

ST. GEORGE SOUND

TYPICAL (2)
 PROPOSED
 BOAT LIFT
 20'X12'

PROPOSED
 TERMINUS
 20'X8'

RIPARIAN RIGHTS LINE

RIPARIAN RIGHTS LINE

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.

PATCH SAV
 HALODULE

PATCH SAV
 HALODULE

APPROXIMATE MEAN
 LOW WATER LINE
 APPROXIMATE MEAN
 HIGH WATER LINE

SCALE 1" = 40'

APPROXIMATE MEAN
 LOW WATER LINE
 APPROXIMATE MEAN
 HIGH WATER LINE

N 67°55'10" E 105.37'(M)
 S65°59'43"W 0.57'
 FIR (3/8")
 FIP (2")

LOT 2

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: 29° 40' 38.04"

LONGITUDE: 84° 40' 35.02"

JOB: 19-091

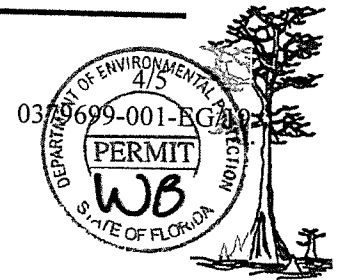
DEP:

COE:

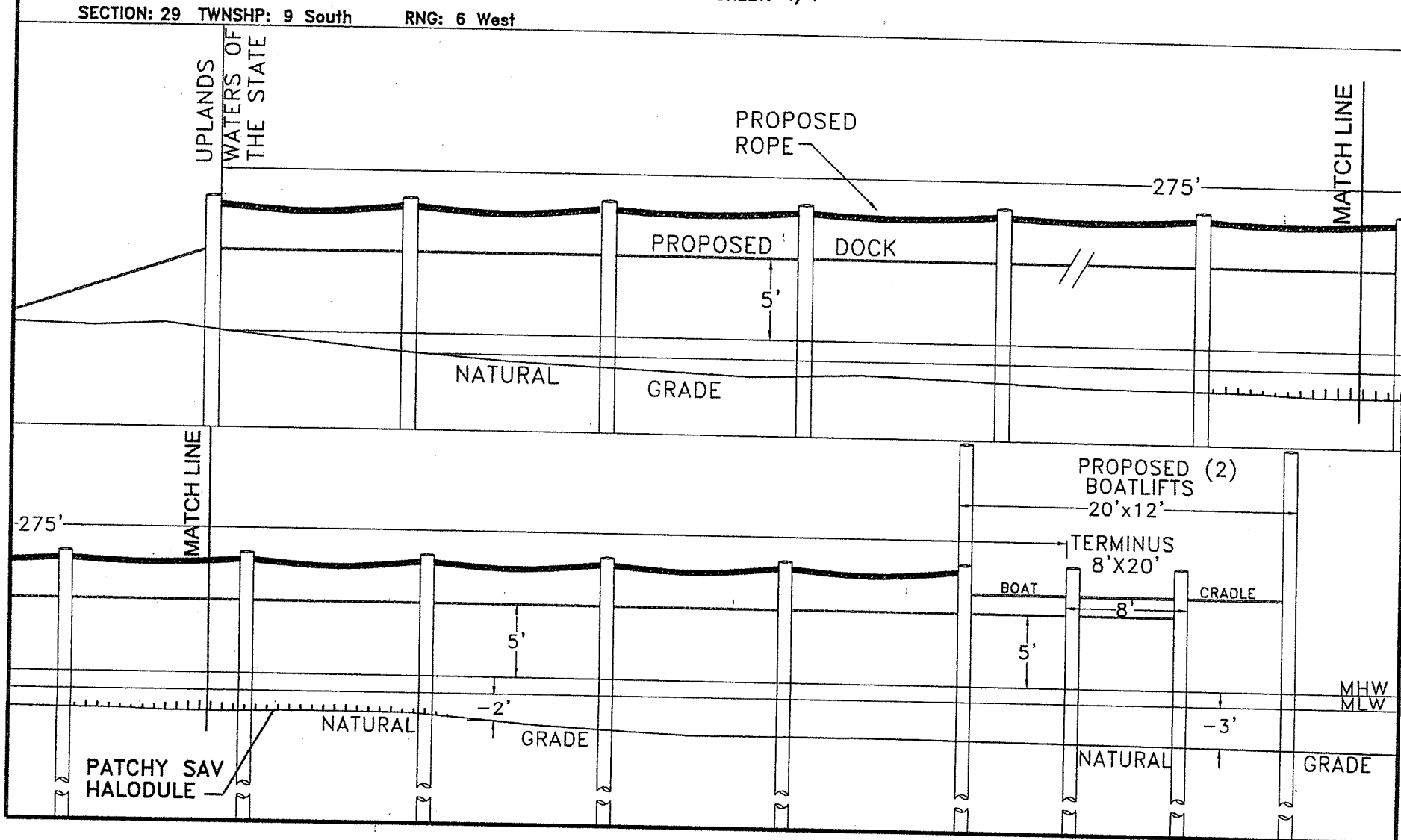
OTHER: Rev. 9-6-19

DATE: August 19, 2019

SHEET: 4/4



SECTION: 29 TWSHP: 9 South RNG: 6 West



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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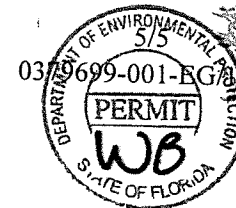
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COE:

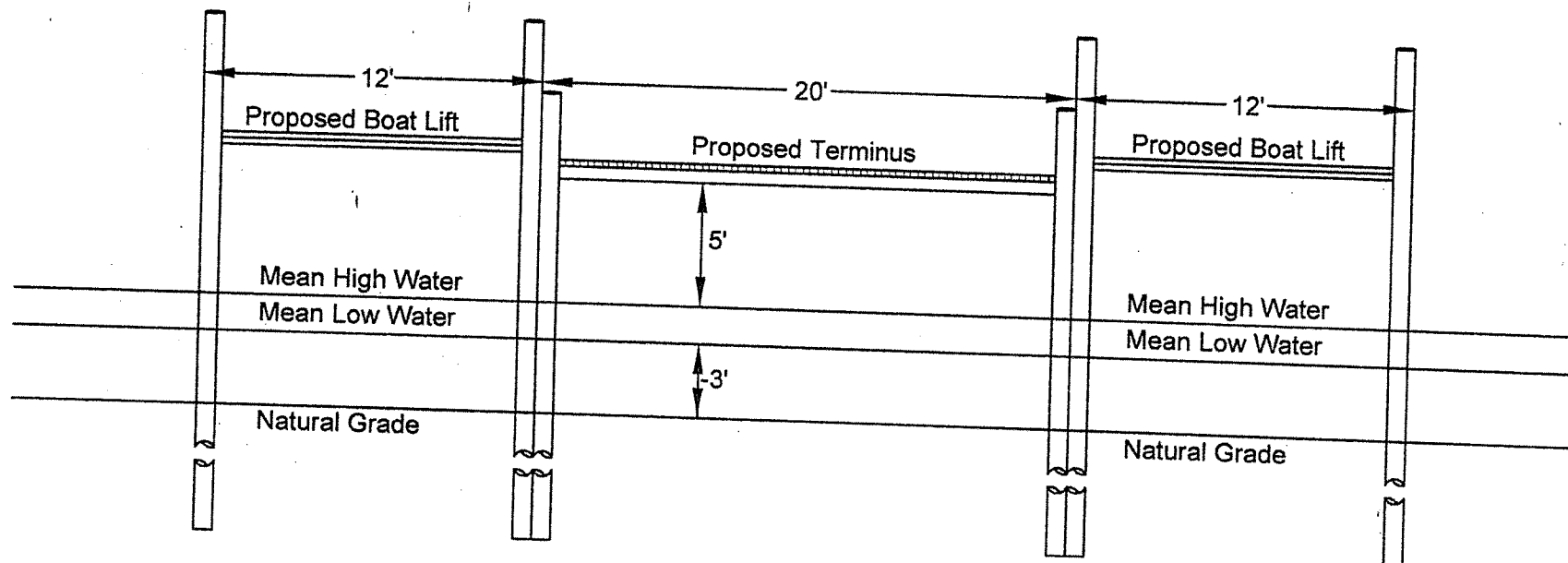
OTHER:

DATE: September 6, 2019

SHEET: 4a/4



CROSS SECTION
PROPOSED TERMINUS
AND BOAT LIFTS
NOT TO SCALE





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@franklincountyflorida.com

RECEIVED
APR 11 2022

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: Christopher B Varnes

MAILING ADDRESS: 12 Mark St CITY/STATE/ZIP: Apalachicola, FL 32320

CONTACT NUMBER: 850-653-6700 EMAIL: CVmaintenancelc@hotmail.com

AGENT'S NAME: _____

CONTACT NUMBER: _____ EMAIL: _____

PROPERTY DESCRIPTION

911 ADDRESS: 136 Hwy 98 CITY/STATE/ZIP: Eastpoint, FL 32328

LOT(S): _____ BLOCK: _____ SUBDIVISION: _____ UNIT: _____

PARCEL IDENTIFICATION NUMBER: 36-085-07W-0000-0220-0070

JURISDICTION

___ APALACHICOLA ___ EASTPOINT ☒ ST. GEORGE ISLAND ___ CARRABELLE ___ DOG ISLAND ___
LANARK ___ ST. JAMES ___ ST. THERESA ___ ALLIGATOR POINT

PROJECT DETAILS

DESCRIPTION OF DEVELOPMENT: 4 Pole Barns Cover Storage

ZONING DISTRICT: _____ TOTAL BUILDING SQ FOOT: _____ NUMBER OF STORIES: _____

TOTAL IMPERVIOUS LOT COVERAGE: _____ TOTAL PARKING SPACES: 35 FLOOD ZONE: _____

CRITICAL SHORELINE DISTRICT: Y/N _____ ELEVATION REQUIREMENT: _____

OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE: _____ APPROVED/DENIED/TABLED: _____

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:** _____

COMMERCIAL DEVELOPMENT APPLICATION CHECKLIST

- ☐ Application
- ☐ Boundary Survey (If not located in a Flood Zone) / Topographical Survey (If located in a Flood Zone)
- ☐ 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 Christopher B. Varner, understand and agree to the statements listed above.

Christoph B. Varnus 1 April 11 2022
Signature Date



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	36-085-07W-0000-0220-0070	Alternate ID	07W08536000002200070	Owner Address	VARNES CHRISTOPHER B
Sec/Twp/Rng	36-85-7W	Class	VACANT		12 MARK STREET
Property Address	142 US HWY 98	Acreage	1.49		APALACHICOLA, FL 32320
	EASTPOINT				
District	5				
Brief Tax Description	1.49 AC M/L IN SEC 36-085-07W				
	(Note: Not to be used on legal documents)				

Date created: 5/25/2022
Last Data Uploaded: 5/25/2022 7:40:41 AM

Developed by  **Schneider**
GEOSPATIAL

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As noted from Florida Department of Transportation, State Map for Franklin County, Florida, Community-
Parcel Number 130076 0532 P, Date of Firm Index: February 5, 2014, This
Property is located in Zone "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. No wetland were located on this survey.
9. Bearings shown hereon are based on the center line bearing of State Road #30 as
shown on the Florida Department of Transportation Maintenance Map, Section 48010,
dated March 15, 2001.
10. The parcel shown hereon is a division of a larger parent parcel. It is possible that there
may be other subdivision requirements that could pertain to said division.

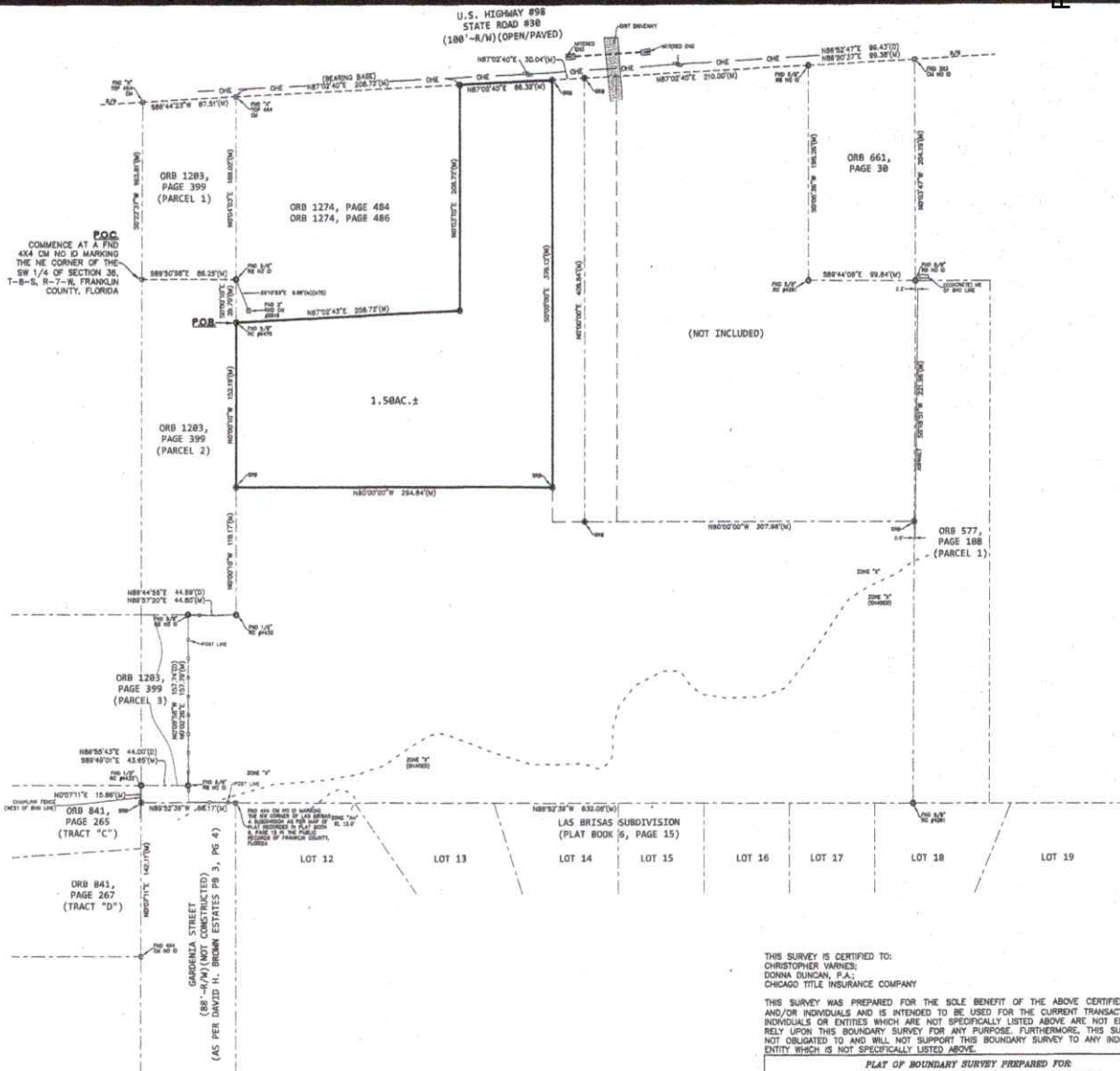
Commence at a 4x4 concrete monument marking the Northeast corner of the Southwest quarter of Section 36, Township 8 South, Range 7 West, Franklin County, Florida; thence run South 89 degrees 50 minutes 58 seconds East 88.25 feet to a re-bar; thence run South 00 degrees 00 minutes 10 seconds East 39.70 feet to a rod and cap said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Southerly and Easterly boundary line of Property described in Official Records Book 1274, Page 484 and Official Records Book 1274, Page 486, in the Public Records of Franklin County, Florida, as follows: North 87 degrees 02 minutes 43 seconds East 208.72 feet; thence run North 00 degrees 03 minutes 15 seconds East 208.72 feet to a point marking the intersection of said Easterly boundary line of said property as described in Official Records Book 1274, Page 484 and Official Records Book 1274, Page 486, with the Southerly right of way line of a 100' wide right of way known as U.S. Highway #98 (State Road #30); thence leaving said Easterly boundary line run along said Southerly right of way line North 87 degrees 02 minutes 40 seconds East 86.32 feet to a re-bar; thence leaving said Southerly right of way line run South 00 degrees 00 minutes 00 seconds East 376.12 feet to a re-bar; thence run North 90 degrees 00 minutes 00 seconds East 100 feet to a point marking the Easterly boundary line of property described in Official Records Book 1203, Page 399, (parcel #2) in the Public Records of Franklin County, Florida; thence run along said Easterly boundary line North 00 degrees 00 minutes 10 seconds West 152.19 feet to the POINT OF BEGINNING. Containing 1.50 acres, more or less.



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.

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

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 6475)



THIS SURVEY IS CERTIFIED TO:
CHRISTOPHER VARNES;
DONNA DUNCAN, P.A.;
CHICAGO TITLE INSURANCE COMPANY

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITY AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR
CHRISTOPHER VARNES

PREPARED BY

EDWIN G. BROWN AND ASSOCIATES, INC.

2013 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32320 (850)926-3011

NOTEBOOK/PAGE		COUNTY: FRANKLIN	DRAWN BY: AA	REVIEWED BY: WGC
NOTEBOOK/PAGE		SECTION: 36	SCALE: 1" = 50'	CHECKED BY: WGC
NOTEBOOK/PAGE		TOWNSHIP: 6-SOUTH	SURVEY DATE:	MAY 26, 2021
SHEET: 1 OF 1	RANGE: 7-WEST		JOB NUMBER	PC#
			19-277	43666

Christopher B Varnes

136 Hwy 98

Eastpoint, FL 32328

Job: Propose Cover storage

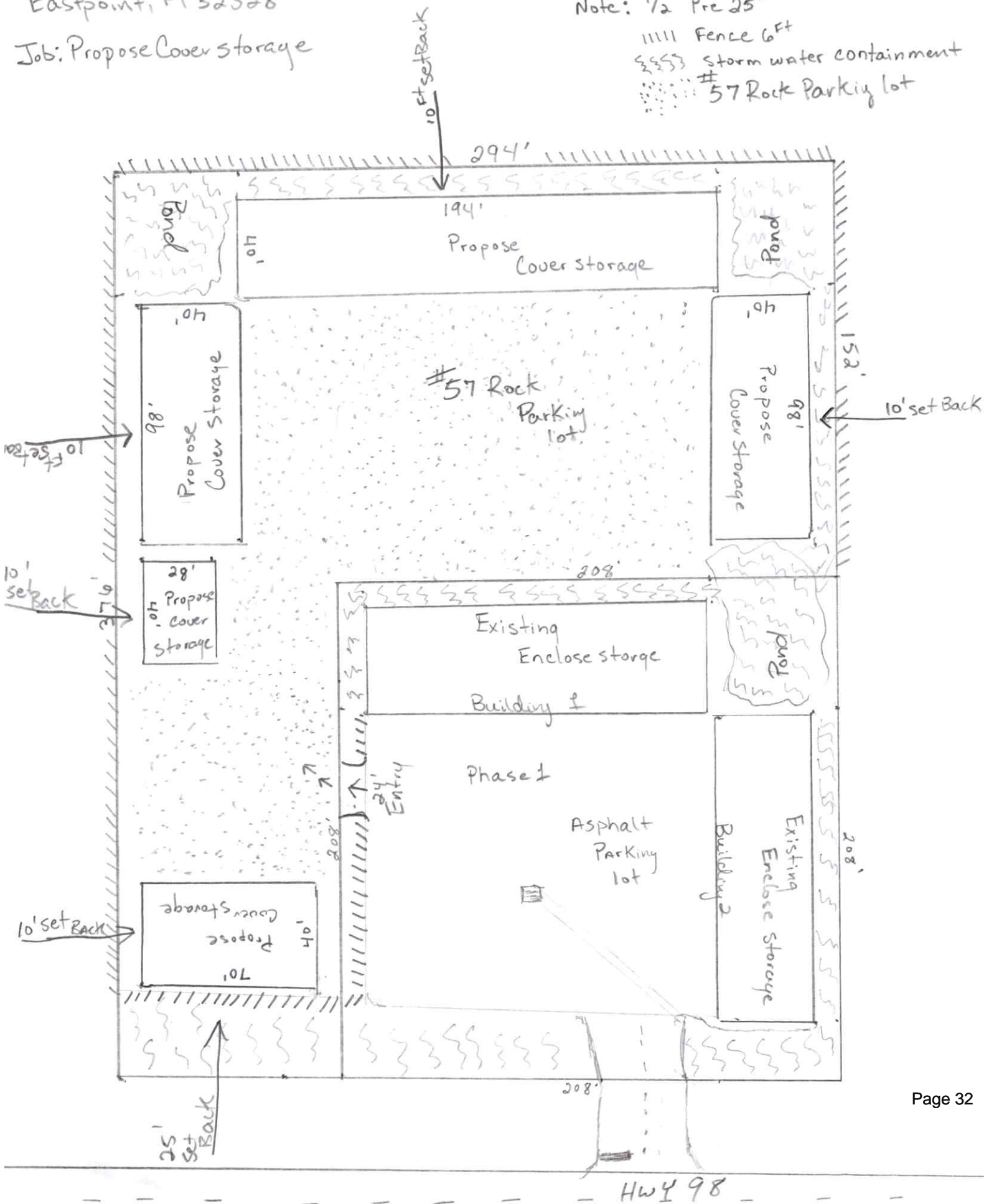
Parcel ID: 36-085-07W-0000-0220-0050

Note: 1/2" Pre 25'

||||| Fence 6 Ft

~~~~~ storm water containment

..... #57 Rock Parking lot







## 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@franklincountyflorida.com](mailto:cortnib@franklincountyflorida.com)*

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

### PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Clark & Ruth Klinkenberg

MAILING ADDRESS: 111 Grayson Trail CITY/STATE/ZIP: Hogansville GA 30230

CONTACT NUMBER: (706) 402-0302 EMAIL: ThatFloridaPubon98@gmail.com

AGENT'S NAME: Tool Time Building & Roofing (contractor)

CONTACT NUMBER: 850-481-1996 EMAIL: office.tooltime@gmail.com

### PROPERTY DESCRIPTION

911 ADDRESS: 1 Gulf Beach Drive CITY/STATE/ZIP: Carrabelle FL 32322

LOT(S): 1 BLOCK: 1 SUBDIVISION: MCKISSACK BEACH UNIT: \_\_\_\_\_

PARCEL IDENTIFICATION NUMBER: 30-07S-04W-0000-0191-0000

### JURISDICTION

APALACHICOLA \_\_\_\_\_ EASTPOINT \_\_\_\_\_ ST. GEORGE ISLAND ☒ CARRABELLE \_\_\_\_\_ DOG ISLAND \_\_\_\_\_  
LANARK \_\_\_\_\_ ST. JAMES \_\_\_\_\_ ST. THERESA \_\_\_\_\_ ALLIGATOR POINT \_\_\_\_\_

### PROJECT DETAILS

DESCRIPTION OF DEVELOPMENT: 45 x 60 x 14 pole barn

ZONING DISTRICT: Commercial TOTAL BUILDING SQ FOOT: 2700 sq ft NUMBER OF STORIES: 1

TOTAL IMPERVIOUS LOT COVERAGE: 3987 SQ FT = 19% TOTAL PARKING SPACES: 22 total \* see page FLOOD ZONE: VE

CRITICAL SHORELINE DISTRICT: Y/N N ELEVATION REQUIREMENT: \_\_\_\_\_

### OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

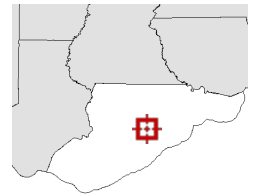
BOARD OF COUNTY COMMISSION DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

Page 33

THIS REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION. **EXPIRATION DATE:** \_\_\_\_\_



#### Overview



#### Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

|                              |                                           |                     |                      |                      |                              |
|------------------------------|-------------------------------------------|---------------------|----------------------|----------------------|------------------------------|
| <b>Parcel ID</b>             | 30-07S-04W-0000-0191-0000                 | <b>Alternate ID</b> | 04W07S30000001910000 | <b>Owner Address</b> | KLINKENBERG CLARK J & RUTH E |
| <b>Sec/Twp/Rng</b>           | 30-7S-4W                                  | <b>Class</b>        | RESTAURANTS CAFE     |                      | 111 GRAYSON TRAIL            |
| <b>Property Address</b>      | EMSYS                                     | <b>Acreage</b>      | n/a                  |                      | HOGANSVILLE, GA 30230        |
| <b>District</b>              | 1                                         |                     |                      |                      |                              |
| <b>Brief Tax Description</b> | (PARCEL 1) 25 X 75 FT                     |                     |                      |                      |                              |
|                              | (Note: Not to be used on legal documents) |                     |                      |                      |                              |

Date created: 5/25/2022  
Last Data Uploaded: 5/25/2022 7:40:41 AM

Developed by  Schneider  
GEOSPATIAL



THAT FLORIDA PUB ON 98, LLC

1 Gulf Beach Drive

Carrabelle, FL 32322

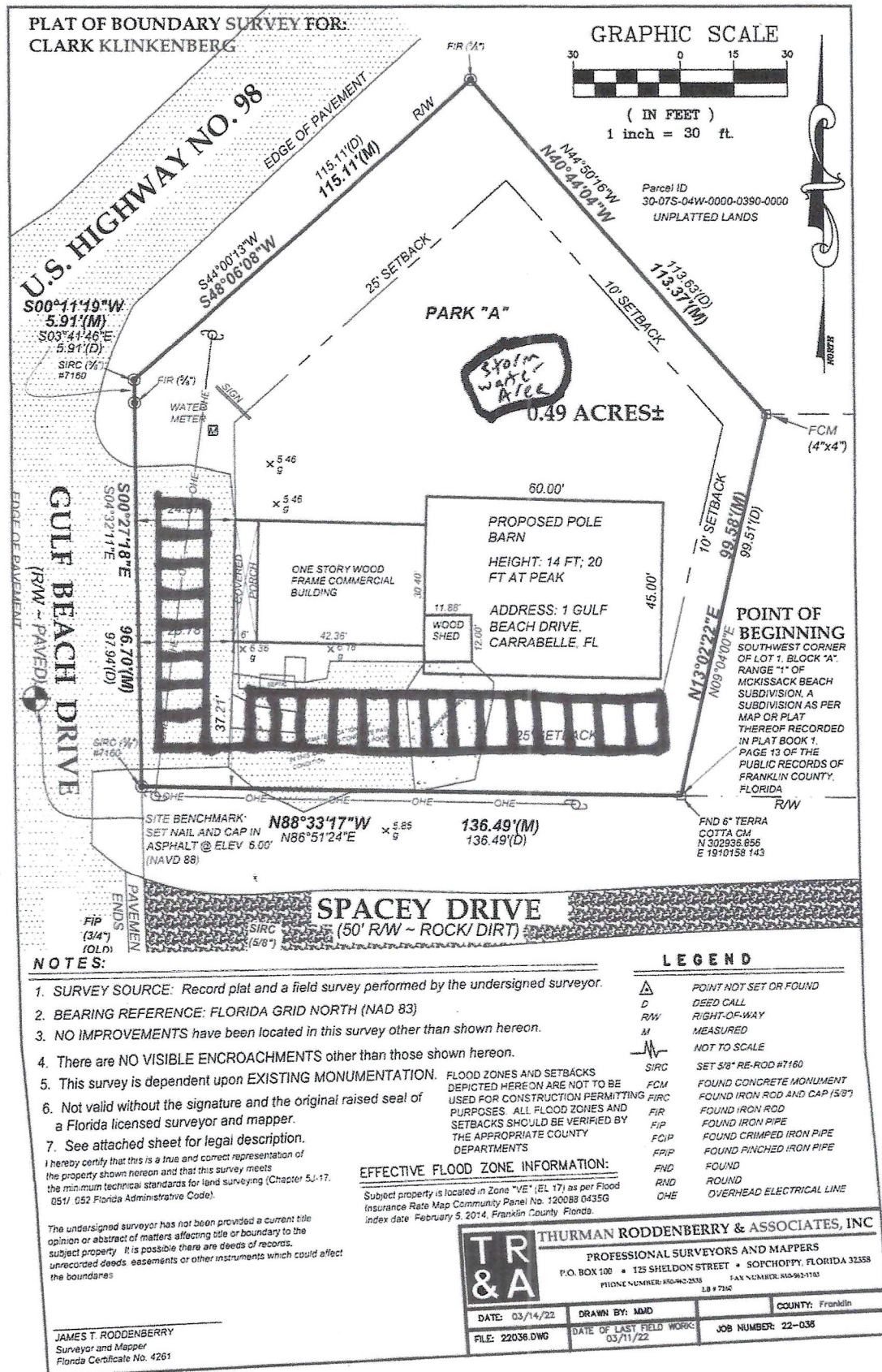
#### **PARKING**

Based on the Franklin County requirement to have one parking space per 200 square feet of building, (the square footage of our building is approximately 3987.74 square feet – the front current building is 42.36 X 30.40 and the new pole barn would be 45 X 60) our business would need approximately 20 parking spaces. Since the standard parking space dimensions for the USA is 8 feet 6 inches to 9 feet by 18 feet to 24 feet I have drawn out 22 parking spaces for our building (8 parking spaces in the front of the building on Gulf Beach Drive and 14 parking spaces on the side of the building on Spacey Drive). See attached.

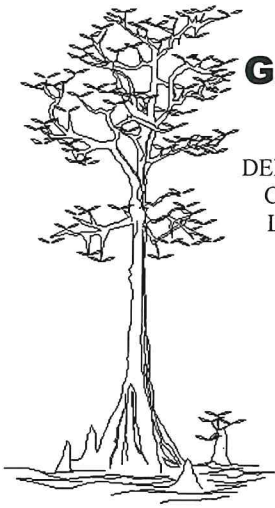
#### **STORMWATER PLAN**

I recently had Kai Nelson of Crooked Creek Land Development clear the property of unwanted bushes, trees and grade the property so that there is a small section of the property that is lower than the rest so that all stormwater runs towards that depression keeping it from running onto other properties and roadways. See attached.

# parking spaces + stormwater area







## **GARLICK ENVIRONMENTAL ASSOCIATES, INC.**

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL  
 DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS •  
 CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL  
 LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE  
 MARINA, DOCK, AND SUBDIVISION DESIGN

### ATTACHMENT A

To: Franklin County Planning and Building

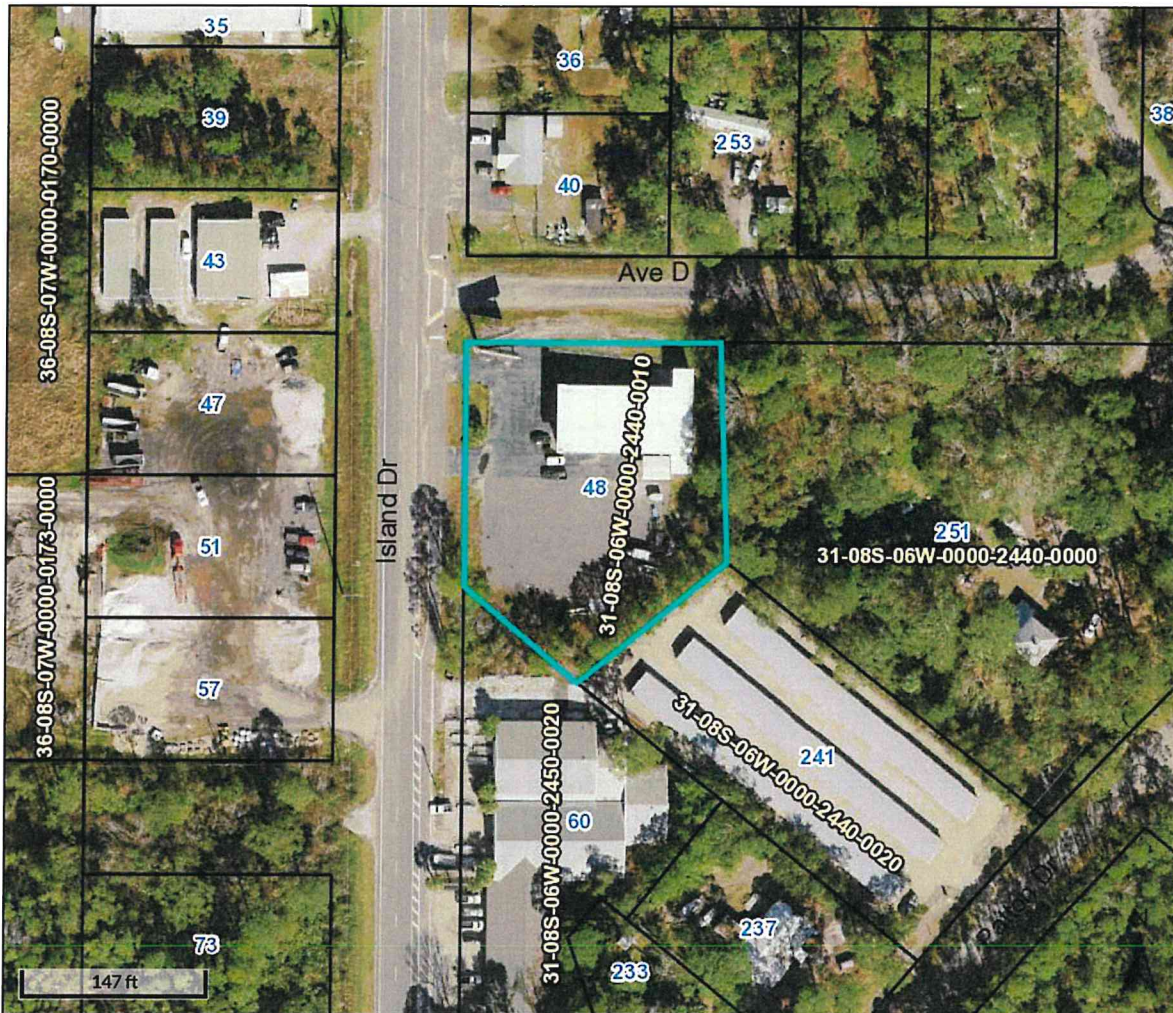
From: Dan Garlick/ agent for White Sands

Re: Notes for conceptual Commercial Site Plan Review  
 White Sands Warehouse- 48 Island Drive/ Franklin County

1. The project Site is in a C-2 (Commercial District Business District);
2. The project site is all uplands and is totally impervious with asphalt gravel and road base with the exception of a 10 ft boundary which was the former stormwater management area for the existing facility.
3. The current use is vacant but contains a large steel building.
4. The proposed improvements is to revamp the existing facility and add another building to the site for warehouse purposes. No other uses are proposed.
5. The proposed facility will be installed in the existing impervious area and is a principal use of C-2.

6. The project will require at least one parking space for two employees. However, the plan allows for nine spaces to occasionally store vehicles.
7. Once the conceptual design is approved by the PZ&A, then the project will be engineered to determine the size of the stormwater management facility.
8. In this particular case, the NFWFMD will be the agency reviewing the SWM plan and 10-2 application.
9. The 10-2 application is a General Permit which can be issued after the work has been completed and filed with the agency in 30 days of construction.

Once the work is complete, then the client-permittee can file a final with the PZ&Z as a final.



### Overview



### Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

|                       |                                           |              |                      |               |                              |
|-----------------------|-------------------------------------------|--------------|----------------------|---------------|------------------------------|
| Parcel ID             | 31-08S-06W-0000-2440-0010                 | Alternate ID | 06W08S31000024400010 | Owner Address | VACATION RENTAL SERVICES LLC |
| Sec/Twp/Rng           | 31-8S-6W                                  | Class        | STORES, 1            |               | 433 CAPE SAN BLAS RD         |
| Property Address      | 48 ISLAND DR                              | Acreage      | 1                    |               | CAPE SAN BLAS, FL 32456      |
| District              | 5                                         |              |                      |               |                              |
| Brief Tax Description | A PARCEL IN SEC 31-08S-06W                |              |                      |               |                              |
|                       | (Note: Not to be used on legal documents) |              |                      |               |                              |

Date created: 1/31/2022

Last Data Uploaded: 1/31/2022 7:47:54 AM

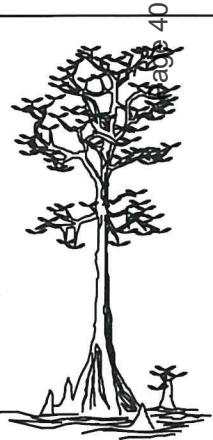
Developed by  Schneider  
GEOSPATIAL





SITE INFORMATION:

|                |           |
|----------------|-----------|
| PARCEL:        | 44,109 SF |
| EXISTING IMP:  | 29,508 SF |
| PROPOSED IMP:  | 29,400 SF |
| FEMA ZONE:     | AE 13.00  |
| EXISTING BLDG: | 6,382 SF  |
| PROPOSED BLDG: | 9,500 SF  |
| ROW SETBACK:   | 25'       |
| SIDE SETBACK:  | 10'       |

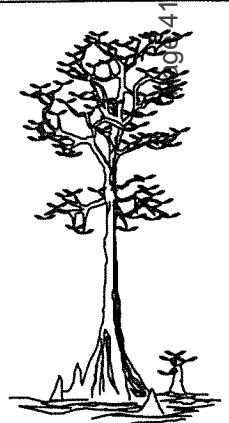



|                                                                                                                                     |                           |                        |                   |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|-------------------|
| WAREHOUSE EXPANSION                                                                                                                 |                           |                        |                   |
| 48 ISLAND DRIVE                                                                                                                     |                           |                        |                   |
| PARCEL: 31-08S-06W-0000-2440-0010                                                                                                   |                           |                        |                   |
| FRANKLIN COUNTY                                                                                                                     |                           | FLORIDA                |                   |
| GARLICK ENVIRONMENTAL ASSOC. INC.                                                                                                   |                           |                        |                   |
| POST OFFICE BOX 386 APALACHEOLA,<br>FLORIDA 32323-0386<br>OFFICE: 850-683-8899<br>FAX 850-683-0856<br>EMAIL: garlick@garlickenv.com |                           |                        |                   |
| SCALE:<br>1" = 50'                                                                                                                  | DATE:<br>FEBRUARY 15 2022 | DRAWING NO.:<br>22-011 | SHEET NO.:<br>1/1 |

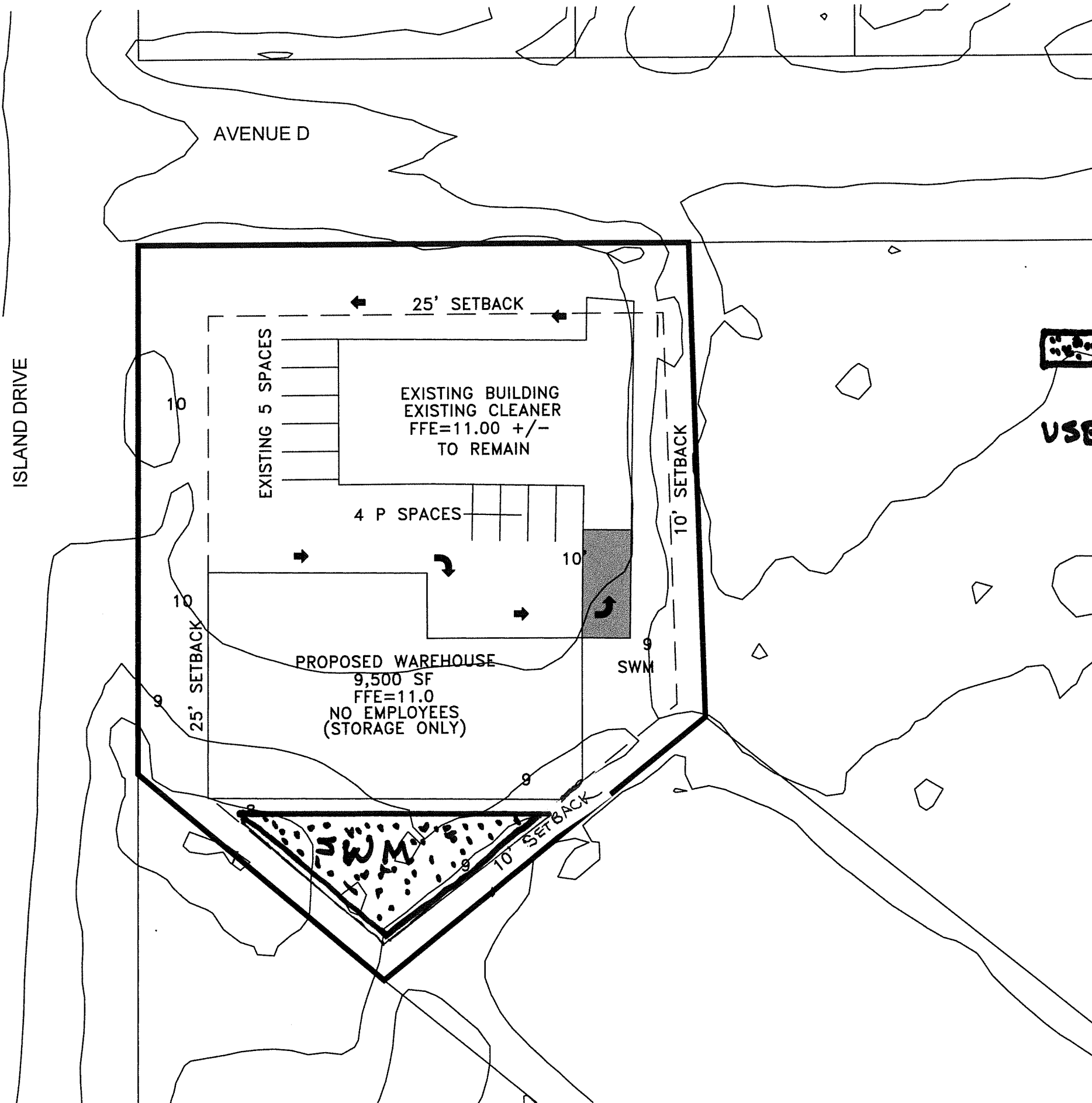


**SITE INFORMATION:**

PARCEL: 44,109 SF  
 EXISTING IMP: 29,508 SF  
 PROPOSED IMP: 29,400 SF  
 FEMA ZONE: AE 13.00  
 EXISTING BLDG: 6,382 SF  
 PROPOSED BLDG: 9,500 SF  
 ROW SETBACK: 25'  
 SIDE SETBACK: 10'



 **STORMWATER (SWM)**  
**MANAGEMENT**  
**FACILITY**  
**USE - C-2**  
**(WAREHOUSE)**



|                                                                                                                                    |                           |                        |                   |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------|-------------------|
| WAREHOUSE EXPANSION                                                                                                                |                           |                        |                   |
| 48 ISLAND DRIVE                                                                                                                    |                           |                        |                   |
| PARCEL: 31-08S-06W-0000-2440-0010                                                                                                  |                           |                        |                   |
| FRANKLIN COUNTY                                                                                                                    |                           | FLORIDA                |                   |
| GARLICK ENVIRONMENTAL ASSOC. INC.                                                                                                  |                           |                        |                   |
| POST OFFICE BOX 865 APALACHEOLA,<br>FLORIDA 32329-0365<br>OFFICE 850-853-8898<br>FAX 850-853-8898<br>EMAIL: garlick@garlickenv.com |                           |                        |                   |
| SCALE:<br>1" = 60'                                                                                                                 | DATE:<br>FEBRUARY 15 2022 | DRAWING NO.:<br>22-011 | SHEET NO.:<br>2/2 |

APPLICATION FOR SUBDIVISION FINAL PLAT APPROVAL

DATE: 18 May 22

PROPOSED SUBDIVISION NAME: 3 by the Sea

AGENT'S NAME: Chris Langston

ADDRESS: 2621 Crawfordville Hwy  
Crawfordville FL 32327

TELEPHONE NUMBER: (850) 519-7989

OWNER'S NAME: Victoria Conrad

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

SKETCH PLAT WAS APPROVED: yes

PRELIMINARY PLAT WAS APPROVED: yes

NUMBER OF LOTS IN SUBDIVISION: 3

FEE: \$ \_\_\_\_\_

**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 SHALL 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 COMMISSION ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

I hereby certify, as a representative for Victoria Conrad,  
that the information given is true and accurate to the best of our knowledge.

Chris Langston  
Agent's Signature

Victoria Conrad  
Owner's Signature

.....  
TO BE FILLED IN BY PLANNING OFFICIAL

Planning & Zoning Commission Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_  
Board of County Commissioners Action: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CHECKLIST OF INFORMATION REQUIRED FOR  
FINAL PLAT APPROVAL

- ☒ NAME OF SUBDIVISION
- ☒ NORTH ARROW
- ☒ GRAPHIC & WRITTEN SCALE
- ☒ BOUNDARY SURVEY & LEGAL DESCRIPTION
- ☒ CURRENT ZONING
- ☒ NUMBER OF ACRES & NUMBER OF PROPOSED LOTS

NAMES & ADDRESS OF Victoria Conrad OWNER(S)  
1176 Goodwin Road DEVELOPER(S)  
Atlanta, GA 30329 LAND SURVEYOR  
ENGINEER

- N/A TOPOGRAPHIC MAP WITH CONTOUR INTERVALS AT 1 FOOT.
- N/A DIMENSIONS AND LOCATIONS OF ALL PARCELS TO BE DEDICATED OR RESERVED FOR PUBLIC OR COMMON USE.
- N/A LOCATION OF EXISTING STREETS, EASEMENTS, UTILITIES, STORM WATER MANAGEMENT FACILITIES OR OTHER IMPROVEMENTS.
- N/A STREET LAYOUT, PARKING AREAS, & STREET NAMES.
- ☒ NUMBERED LOTS & BLOCKS.
- N/A DRAWINGS OF PROPOSED POTABLE WATER SYSTEMS.
- N/A DRAWINGS OF PROPOSED SANITARY SEWER.
- N/A COPIES OF PROPOSED COVENANTS, DEED RESTRICTIONS, AND HOMEOWNERS OR CONDOMINIUM DOCUMENTS.
- ☒ LOCATION OF STREAMS, LAKES, SWAMPS, WETLANDS, AND FLOOD PRONE AREAS. *Grub*
- ☒ FLOOD ZONE AND BASE FLOOD ELEVATIONS.
- N/A PROPOSED BULKHEADS, SEAWALLS, & SIMILAR STRUCTURES.
- N/A PHASES INDICATED.
- ☒ 36" X 24" MAP PREPARED IN ACCORDANCE WITH SECTION 177.091 F.S.
- N/A CONSTRUCTION PLANS FOR ALL SUBDIVISION IMPROVEMENTS.

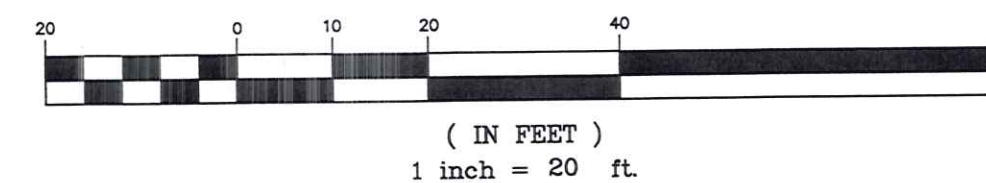
SUFFICIENT GUARANTEE THAT CONSTRUCTION WILL TAKE PLACE  
PERFORMANCE BOND  
CASH DEPOSIT

- N/A COPIES OF ALL REQUIRED FEDERAL OR STATE PERMITS OR PROOF THAT APPLICATION FOR SAME HAS BEEN MADE.
- ☒ TITLE CERTIFICATION.
- ☒ DEDICATION ON FINAL PLAT.



OF BOUNDARY SURVEY FOR:  
ORIA CONRAD

GRAPHIC SCALE



NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Easterly boundary of subject parcel being South 22 degrees 40 minutes 40 seconds East 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. 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.
8. See attached sheet for LEGAL DESCRIPTION.

LEGEND

|  |                               |
|--|-------------------------------|
|  | POINT NOT SET OR FOUND        |
|  | RECORD PLAT                   |
|  | RIGHT-OF-WAY                  |
|  | MEASURED                      |
|  | NOT TO SCALE                  |
|  | SET 5/8" RE-ROD #7160         |
|  | FOUND CONCRETE MONUMENT       |
|  | FOUND IRON ROD AND CAP (5/8") |
|  | FOUND IRON ROD                |
|  | FOUND IRON PIPE               |
|  | FOUND CRIMPED IRON PIPE       |
|  | FOUND PINCHED IRON PIPE       |
|  | FOUND                         |
|  | ROUND                         |
|  | POWER POLE                    |

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF MCKISSACK  
BEACH SUBDIVISION, A SUBDIVISION AS  
PER MAP OR PLAT THEREOF  
RECORDED IN PLAT BOOK 1, PAGE 13  
OF THE PUBLIC RECORDS OF FRANKLIN  
COUNTY, FLORIDA

POINT OF  
BEGINNING

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE" (EL 17 & 18) as per Flood  
Insurance Rate Map Community Panel No: 120088 0435F  
index date: February 5, 2014, Franklin County, Florida.

|                                                              |                                   |                |                        |
|--------------------------------------------------------------|-----------------------------------|----------------|------------------------|
| <b>TR &amp; A</b> 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          |                                   |                |                        |
| L.B. # 7160                                                  |                                   |                |                        |
| DATE: 10/27/21                                               | DRAWN BY: MD                      | N.B. 655 PG 66 | COUNTY: FRANKLIN       |
| FILE: 211031.DWG                                             | DATE OF LAST FIELD WORK: 10/26/21 | CHECKED BY:    | JOB NUMBER: 21-1031-44 |

Survey was performed under my responsible direction and  
the plat and description are true and accurate to the best of my  
belief. The survey meets or exceeds the standards for practice  
as established by the Florida Board of Professional Surveyors  
(C. 5J-17.051/052).

Surveyor has not been provided a current title  
of matters affecting title or boundary to the  
property. The survey meets or exceeds the standards for practice  
as established by the Florida Board of Professional Surveyors  
(C. 5J-17.051/052).





#### Overview



#### Legend

-  Parcels
-  Roads
-  City Labels

|                       |                                                                        |              |                      |               |                                                                                  |
|-----------------------|------------------------------------------------------------------------|--------------|----------------------|---------------|----------------------------------------------------------------------------------|
| Parcel ID             | 25-07S-05W-0000-0200-0000                                              | Alternate ID | 05W07S25000002000000 | Owner Address | CONRAD VICTORIA DAYTON<br>WOODRUF<br>17435 STONEYKIRK CLOSE<br>ATLANTA, GA 30350 |
| Sec/Twp/Rng           | 25-7S-5W                                                               | Class        | SINGLE FAM           |               |                                                                                  |
| Property Address      | 1788 HIGHWAY 98 W                                                      | Acreage      | 0.872                |               |                                                                                  |
| District              | 1                                                                      |              |                      |               |                                                                                  |
| Brief Tax Description | A PARCEL IN OR 8/399 LESS<br>(Note: Not to be used on legal documents) |              |                      |               |                                                                                  |

Date created: 1/28/2022  
Last Data Uploaded: 1/28/2022 8:13:13 AM

Developed by 







## EXHIBIT "A"

### 1. Franklin County, Florida

#### Parcel 1

\* Lots 1, 2 & the East half of Lot 3, Block "B", McKissack Beach Subdivision \*

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 974.50 feet to a concrete monument marking the Point of Beginning. From said Point of Beginning thence run South 67 degrees 47 minutes West 175.00 feet to an iron pipe; thence run North 22 degrees 49 minutes 45 seconds West 200.66 feet to an iron pipe on the Southeasterly right-of-way of U. S. Highway 98 and a point on a curve concave to the Southeasterly; thence run Northeasterly along said Southeasterly right-of-way and said curve having a radius of 1892.30 feet thru a central angle of 02 degrees 17 minutes 43 seconds for an arc distance of 75.81 feet (chord being South 62 degrees 25 minutes 08 seconds West 75.80 feet) to an iron pipe; thence run North 24 degrees 40 minutes 40 seconds West along said Southeasterly right-of-way 17.00 feet to an iron pipe and a point of curve concave to the Southeasterly; thence run Northeasterly along said Southeasterly right-of-way and said curve having a radius of 1909.30 feet thru a central angle of 03 degrees 00 minutes 11 seconds for an arc distance of 100.07 feet (chord being South 65 degrees 17 minutes 14 seconds West 100.06 feet) to a concrete monument; thence run South 22 degrees 40 minutes 40 seconds East 229.10 feet to the Point of Beginning.

#### Parcel 2:

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision, a subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 944.52 feet to an iron pipe for the Point of Beginning. From said Point of Beginning continue South 78 degrees 49 minutes West 29.98 feet to a concrete monument; thence run North 22 degrees 40 minutes 40 seconds West 99.44 feet; thence run North 75 degrees 15 minutes 15 seconds East along the Southerly right-of-way boundary of a street 28.20 feet; thence run South 23 degrees 29 minutes 45 seconds East 101.53 feet to the Point of Beginning. Situate, lying and being in Section 25, Township 7 South, Range 5 West, Franklin County, Florida.  
Less and Except:

Commence at a concrete monument marking the Southwest corner of McKissack Beach Subdivision, a subdivision as per map or plat thereof recorded in the Public Records of Franklin County, Florida, and thence run South 78 degrees 49 minutes West 943.93 feet to the Easterly right-of-way boundary of Franklin Street for the Point of Beginning. From said Point of Beginning thence run South 22 degrees 13 minutes East 412.00 feet to the approximate mean highwater line of St. George Sound; thence run South 79 degrees 17 minutes 54 seconds West along said mean highwater line 3.00 feet; thence run North 22 degrees 13 minutes West 512.98 feet; thence run North 76 degrees 08 minutes 49 seconds East 3.00 feet; thence run South 22 degrees 13 minutes East 101.15 feet to the Point of Beginning.