



**FRANKLIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

JULY 14, 2020

6:30 PM

AGENDA

PLEASE NOTE: PLANNING AND ZONING COMMISSION MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANT'S ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PRCEEDINGS IS MADE.

Approval of the Minutes:

- A- Until further notice, there are no scheduled Planning and Zoning meetings. All Planning & Zoning requests will be reviewed by staff and decisions made by the Board of County Commissioners. Normal deadlines apply. For deadline date and times please contact our office at 850-653-9783.

PLANNING & ZONING AGENDA ITEMS WILL BE PRESENTED ON TUESDAY, JULY 21, 2020 AT 10:00 AM EST.

To comply with CDC and Government social distancing requirements, the general public will not be allowed in the commission meeting room for this meeting; therefore this Board of County Commission regular meeting will be conducted via livestream and conference call. Those wanting to view the meeting can use the livestream link (<https://www.youtube.com/user/SGIBeachLife>) or go to Forgotten Coast TV's You Tube Page. The livestream feed will promptly start 5 minutes before the meeting commences.

Those that are representing a Planning & Zoning project on the agenda should use the conference call system by dialing **1-844-844-0014** and when prompted enter **540166#** by **9:50 a.m. (ET)**. Once the agenda items are completed, the conference call will be disconnected.

Any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.

Building Report:

- B- R-1 DWELLINGS:** 10
Eastpoint: 4
St. George Island: 5
Alligator Point: 1
MOBILE HOMES: 3

Apalachicola: 2

Lanark: 1

Critical Shoreline Applications:

- C- Consideration of a request to construct a Single Family Private Dock located at Lot 3, Block H, Magnolia Bluffs, 215 North Bayshore Drive, Eastpoint, Franklin County, Florida. The applicant has all State and Federal Permits. The dock will be 269' x 4' with a 26' x 6' terminal platform and a 12' x 20' boatlift. Request submitted by Garlick Environmental Associates, agent for Charles Galloway, applicant. (Existing House)
- D- Consideration of a request to construct a Single Family Private Dock located at Lot 46, River's Edge, 208 Sand Bar Road, Apalachicola, Franklin County, Florida. The applicant has all State and Federal Permits. The dock will have a 23' x 6' and a 10' x 40' fixed boardwalk, a 6' x 20' walkway and a 6' x 40' floating hinged dock. Request submitted by Dan Garlick, applicant. (Proposed House)
- E- Consideration of a request to construct a Single Family Private Dock located at Lot 25, Indian Bay Village, 2009 Seminole Lane, St. George Island, Franklin County, Florida. The applicant will need State and Federal Permits. The dock will have (2) 78' x 4' boardwalks over wetlands, 130' x 4' dock and a 20' x 6' terminal platform. Request submitted by Garlick Environmental Associates, agent for John Sims, applicant. (Proposed House)
- F- Consideration of a request to construct a Single Family Private Dock located at Lot 28, Indian Bay Village, 2023 Seminole Lane, St. George Island, Franklin County, Florida. The applicant has State permits and will need the Federal permits. The boardwalk over wetlands will be 199' x 4' and the dock will be 436' x 4' with (2) 10' x 20' boatlifts and a 6' x 20' terminal platform. Request submitted by Garlick Environmental Associates, agent for Timothy Padgett, applicant. (Proposed House)
- G- Consideration of a request to construct a Single Family Private Dock located at Lot 16, Heron Bay Village, 2215 Sea Gull Way, St. George Island, Franklin County, Florida. The applicant will need State and Federal Permits. The boardwalk over wetlands will be 120' x 4', the dock will be 438' x 4' with (1) 30' x 13' Boatlift and (1) 12' x 20' Boatlift and a 20' x 8' terminal platform. Request submitted by Garlick Environmental Associates, agent for Hugh Whitehead, applicant. (Proposed House)
- H- Consideration of a request to construct a Single Family Private Dock located at Lot 3, Block R, Peninsular Point, Unit 5, 1545 Alligator Drive, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 229' x 4' with a 6' x 20' terminal platform and a 12' x 20' proposed boatlift. Request submitted by Garlick Environmental Associates, agent for Robert Kirby, applicant. (House Under Construction- #29097)
- I- Consideration of a request to construct a Single Family Private Dock located at Lots 5-6, Block M, Peninsular Point, Unit 3, 1529 Alligator Drive, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will have a 6' x 6' platform and the dock will be 225' x 5' with a 12' x 25' boat slip with lift, a 8' x 20' terminal platform, an 8' x 5' floating jet ski platform with a separate 4' x 10' stairs. (The 8' x 22' portable building would not be permitting in the VE Flood Zone nor in the Critical Habitat Zone). Request submitted by Aaron Sarchet, Florida Environmental Land Services, agent for Michelle Darpel and Lonnie Davis, applicant. (Existing House)
- J- Consideration of a request to construct a Single Family Private Dock located at Lot 5, Block 51, Unit 5, 309 Gander Street, St. George Island, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 5' x 28' with a 8' x 20' terminal platform and a 10' x 20' boat slip with lift. Request submitted by Aaron Sarchet, Florida Environmental Land Services, agent for Rudy Rowe, applicant. (The proposed house is situated over wetlands.)

Final Plat Applications:

- K- Consideration of a request to Final Re-Plat "Island Breeze" to "Island Breeze Phase II" a 4 lot subdivision lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Thurman Roddenberry, agent for Charles and Angela Overstreet, applicants.

Commercial Site Plan Applications:

- L- Consideration of a request for Commercial Site Plan Review for an 8,000 square foot climate controlled self-storage facility located at 162 US Highway 98, Eastpoint, Franklin County, Florida. 32 Units will be conditioned and 8 non-conditioned unites. Request submitted by Wade Brown, Edwin Brown and Associates and Jonathan Barwick, Southeastern Engineering, agents for 98 Storage, LLC, applicant.
- M- Consideration of a request for Commercial Site Plan Review for (5) 18' x 40' Recreational Boat Storage Units located at Lot 7, Block 1, David Brown Estates, 257 Creamer Street, Eastpoint, Franklin County, Florida. Request submitted by Christopher B. Varnes, applicant.
- N- Consideration of a request to construct a Commercial Pool, Pole Barn Activity Center, Men/Women's Bath House, 4 Coastal Suites, Laundry and Check-In Center located at 909 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Michael Seamon, Cox Pools, agent for Coastline Rentals, LLC, applicant.

Re-Zoning & Land Use Change Applications:

- O- Consideration of a request for a Public Hearing to change 1.40 (+/-) acres parcel for a Land Use Change from Commercial and Residential to Commercial and a Re-Zoning from C-4 Residential Mixed Use and R-4 Single Family Home Industry to C-3 Commercial Recreation on property described as 16 North Franklin Street, Eastpoint, Franklin County, Florida. Request Submitted by (Eastpoint Lands LLC) Bruce Millender, applicant.
- P- Consideration of a request for Public Hearing to change .34 (+/-) acres parcel for a Land Use Change from Commercial and Residential to Commercial and a Re-Zoning from C-4 Residential Mixed Use and R-4 Single Family Home Industry to C-3 Commercial Recreation on property described as 15-4th Street, Eastpoint, Franklin County, Florida. Request Submitted by (Eastpoint Lands LLC) Bruce Millender, applicant.