

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
QUASI-JUDICIAL PUBLIC HEARING  
MONDAY, MARCH 13<sup>th</sup>, 2023  
Community Center - 1 Bay Avenue  
Agenda

**Quasi-Judicial Public Hearing: Immediately following Regular Meeting @ 6:00 PM**

1. Review & Discussion for proposed Fuel Dispensing Device to be installed on parcel located along Water Street between the road ends of Leslie Street and Forbes Street **(RF Riverfront District)**, more specifically described as **119 Water Street, Wharf Lots 11 & 12**. Applicant is requesting approval of a special exception for a fuel dispensing device at a marina location.
2. Decision on Special Exception Request for Fuel Dispensing Device. **(RF)** @ 119 Water Street, Wharf Lots 11 & 12. For Mahr Development Corporation, Inc. – Owner; Represented by Garlick Environmental Associates, Inc. – Contractor: Petro Flow

Other/New Business:

Outstanding/Unresolved Issues:

*In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at [www.cityofapalachicola.com](http://www.cityofapalachicola.com) prior to the scheduled meeting for public review. Additional information such as the City Land Development Code and zoning related maps, along with other development information is also available on the website for your convenience. Please direct any questions concerning items on this agenda or the Planning & Zoning Board to Bree Robinson (850)323-0985 or [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).*

3/2/23 + 3/9/23

**NOTICE OF PUBLIC HEARING**  
**PLANNING & ZONING**  
**CITY OF APALACHICOLA, FLORIDA**

The Apalachicola Planning & Zoning Board will hold a Public Hearing on Monday, March 13TH, 2023 immediately following the Planning & Zoning Regular Meeting at 6PM at the Community Center, 1 Bay Avenue, Apalachicola, Florida to address the following special exception requests and receive citizen comments relating to proposed changes on the parcel listed below. A decision will immediately follow.

The following special exception requests items will be discussed, considered, and decided upon:

1. Proposed Fuel Dispensing Device to be installed on parcel located along Water Street between the road ends of Leslie Street and Forbes Street (RF Riverfront District), more specifically described as Wharf Lots 11 & 12. Applicant is requesting approval of a special exception for a fuel dispensing device.

The Apalachicola Land Development Code allows for such use if special exception approval is granted. All interested parties are encouraged to attend and be heard with respect to this request. For further information, contact the City Planner, Bree Robinson, at 850-323-0985 or [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).

**NOTICE OF PUBLIC HEARING  
PLANNING & ZONING  
CITY OF APALACHICOLA, FLORIDA**

The Apalachicola Planning & Zoning Board will hold a Public Hearing on **Monday, March 13TH, 2023** immediately following the P&Z Regular Meeting at 6:00PM in the Community Center, 1 Bay Avenue, Apalachicola, Florida to address the following special exception requests and receive citizen comments relating to proposed changes on the parcels listed below. A decision will immediately follow.

The following special exception requests items will be discussed, considered, and decided upon:

- 1. Proposed Fuel Dispensing Device to be installed on parcel located along Water Street between the road ends of Leslie Street and Forbes Street (RF Riverfront District), more specifically described as Wharf Lots 11 & 12. Applicant is requesting approval of a special exception for a fuel dispensing device.**

The Apalachicola Land Development Code allows for such use if special exception approval is granted.

You are receiving this notice because you are an abutting or nearby registered property owner of one of the above referenced parcels. We would appreciate your comments and ask that you please complete and return this form to the City of Apalachicola by 4:00PM, Friday, March 3rd, 2023. You are also encouraged to attend the Public Hearing to be heard with respect to this request.

**Please send your response to City Hall, Attention: Bree Robinson, 192 Coach Wagoner Blvd., Apalachicola, FL 32320. If you have any questions in regard to this notice, please call the City Planner, Bree Robinson at (850)323-0985 or email [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).**

(The form is on the back of this page.)

Please circle your response:

<b>Special Exception #1:</b>
FOR
AGAINST

Comments:

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Property Owner Address: \_\_\_\_\_

Property Owner of Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_



## **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

February 8, 2023

Bree Robinson/ City Planner  
City of Apalachicola

RE: Proposal for Special Exception Hearing- Fueling Facility

Hello Bree.

By this letter and as agent for Mahr Development Corporation, Inc (current owner), a fueling facility is proposed. The facility's location is slated to be installed on the lot at 119 Water Street. The site is further illustrated on the attachments.

By the City's LDRs this type of use requires a special exception which is the subject of this application and supported by the attached documents.

Historically, this site did provide fueling facilities prior to Hurricane Michael while the associated marina was in operation. Since then, the former remnants of the facility have been removed and the area cleared. The goal is to use the same area for the new facility.

The proposed facility will consist of a dual tank for gasoline and diesel and will be installed inground by a professional distributor who will retain liability and fueling operations for the tanks refueling and maintenance. The daily fueling operation, on the site, will be supervised by a certified marina manager. Our fuel contingency plan has already been approved by the FDEP contained in Permit No. 0163617-003-EI/19.

The marina facility has already been approved by the City Planning and zoning contingent on this special exception and the parking mitigation plan. The parking for this marina can stand alone since it already meets the required number of parking spaces needed. So, the final item for the fueling.

P.O. BOX 385  
APALACHICOLA, FL 32329-0385  
(850) 653-8899  
FAX (850) 653-9656  
garlick@garlickenv.com

A date or actual building has not been established as of this writing. However, the owner and a support entity are anxious to get stated and bring this facility into operation.

Please notify me of acceptance of the special exception request and any advertising elements we need to provide.

Attachments include the processing fee, application, affidavit of owner and support conceptual plans.

Please call me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Dan Garlick". The signature is written in a cursive style with a large initial "D".

Dan Garlick PWS  
Garlick Environmental Associates, Inc

CC: George Mahr  
Drew Robertson/ White Sands

\$1,600 FEE ✓

CITY OF APALACHICOLA  
192 COACH WAGONER BLVD.  
APALACHICOLA, FL 32320  
850-653-9319  
FAX: 850-653-1529

**QUASI-JUDICIAL SPECIAL EXCEPTION REQUEST**

Applicant Name: APALACHICOLA MARINA INC./MARINA  
Address: PO BOX 308 DEVELOPMENT CORP, INC  
APALACHICOLA FL 32329  
Telephone: 850 899 3675 EMAIL: 6MARINA@AIM

Agent: DAN GARLICK  
Address: PO BOX 385  
APALACHICOLA FL 32329  
Telephone: 8508995252 EMAIL: DAN@GARLICKENV.COM

**PROPERTY DESCRIPTION: Legal Description of Property**

Subdivision: CITY OF APALACHICOLA Block(s): ✓ Lot(s): WARE LOT 11, 12  
Parcel ID#: 01-075-08W-8330-0000-0120  
Address of Property: 119 WATER STREET

Current Zoning and Land Use: RIVERFRONT - MARINA / SUPPORT

Corner Lot:  Yes  No Waterfront Lot:  Yes  No

Historic District:  Yes  No

**Important Message:** Please state in writing the full nature of the use or structure for which the special exception is being sought. Submit application, statement and any/all supporting material in the consideration of the request.

AFFIDAVIT

We/I, MAWR DEVELOPMENT CORP, INC, being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of my/our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.

As property owner(s) We/I further authorize DRGW ROBERISON AND DAV GARLICK to act as our/my representative in any matters regarding this Petition.

George Mahr  
Signature of Property Owner

\_\_\_\_\_  
Signature of Property Owner

GEORGE MAWR PRES  
Typed or Printed Name of Owner

\_\_\_\_\_  
Typed or Printed Name of Owner

STATE OF FLORIDA

COUNTY OF Franklin

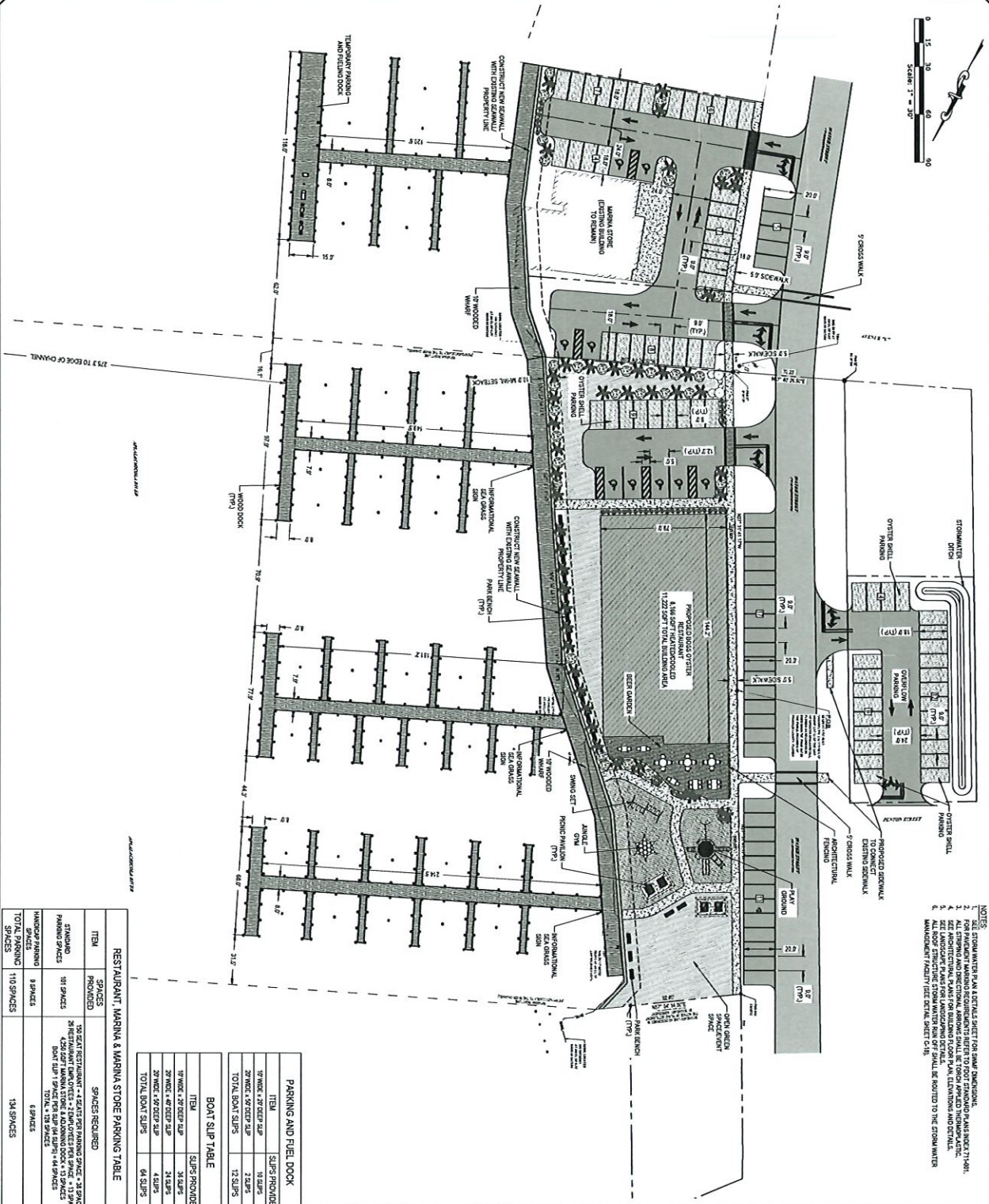
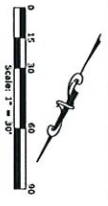
The foregoing instrument was acknowledged before me this 8 day of Feb 2022 by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



NOTARY PUBLIC  
Printed Name: Brandilyn Kent  
Commission Number: HH 205267  
Commission Expires: 12/7/25





- NOTES:
1. EXISTING WATER MAIN LAYOUT SHOWN FOR SHOWN DIMENSIONS.
  2. FOR MAINTENANCE REQUIREMENTS REFER TO BOSS OYSTER AND MARINA STONE T-148.
  3. FOR MAINTENANCE REQUIREMENTS REFER TO BOSS OYSTER AND MARINA STONE T-148.
  4. SEE PROVISIONAL PLANS FOR BUILDING FOOTPRINTS, ELEVATIONS AND DETAILS.
  5. SEE LANDSCAPE PLANS FOR LANDSCAPE DETAIL. ALL ARE RELATED TO THE BOSS OYSTER AND MARINA STONE T-148 SHEET C-148.
  6. MANAGEMENT PLAN FOR THE BOSS OYSTER AND MARINA STONE T-148 SHEET C-148.

ITEM	SPACES PROVIDED	SPACES REQUIRED
STANDARD PARKING SPACES	98 SPACES	98 SPACES
MANICURE PARKING SPACES	3 SPACES	3 SPACES
TOTAL PARKING SPACES	110 SPACES	110 SPACES

ITEM	SLIPS PROVIDED
10' WIDE * 20' DEEP SLIP	10 SLIPS
20' WIDE * 20' DEEP SLIP	2 SLIPS
TOTAL BOAT SLIPS	12 SLIPS

ITEM	SLIPS PROVIDED
10' WIDE * 20' DEEP SLIP	31 SLIPS
20' WIDE * 20' DEEP SLIP	24 SLIPS
20' WIDE * 30' DEEP SLIP	4 SLIPS
TOTAL BOAT SLIPS	64 SLIPS

ITEM	DESCRIPTION
APPLICANT	BOSS OYSTER AND MARINA STONE T-148
PROJECT NAME	BOSS OYSTER AND MARINA STONE T-148
PROJECT ADDRESS	333 BOSS OYSTER BLVD, PORT ST. JOE, FL 32456
PROJECT PHONE	904-888-4444
PROJECT FAX	904-888-4444
PROJECT EMAIL	BOSS@BOSSOYSTER.COM
PROJECT WEBSITE	WWW.BOSSOYSTER.COM
PROJECT CONTACT	BOSS OYSTER AND MARINA STONE T-148
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PROJECT CONTACT WEBSITE	WWW.BOSSOYSTER.COM
PROJECT CONTACT ADDRESS	333 BOSS OYSTER BLVD, PORT ST. JOE, FL 32456
PROJECT CONTACT CITY	PORT ST. JOE, FL 32456
PROJECT CONTACT STATE	FL 32456
PROJECT CONTACT ZIP	32456
PROJECT CONTACT COUNTY	FRANKLIN COUNTY, FL
PROJECT CONTACT COUNTRY	USA

ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE AREA	17,317.88 SQFT	0.40 ACRES
APPLICANT AREA	3,641.71 SQFT	0.13 ACRES
BOSS OYSTER AND MARINA STORE (TO BE BUILT)	3,641.71 SQFT	0.13 ACRES
CONCRETE DRIVEWAY	4,028.59 SQFT	0.14 ACRES
OYSTER SHELL MARINA AREA	3,968.00 SQFT	0.13 ACRES
TOTAL IMPERVIOUS AREA	16,110.24 SQFT	0.37 ACRES
IMPERVIOUS PERCENTAGE		94.43%
TOTAL ALLOWABLE IMPERVIOUS PERCENTAGE		50.00%

ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE AREA	6,238.51 SQFT	0.14 ACRES
APPLICANT AREA	3,386.88 SQFT	0.08 ACRES
CONCRETE DRIVEWAY	1,043.51 SQFT	0.02 ACRES
OYSTER SHELL MARINA AREA	1,808.12 SQFT	0.04 ACRES
TOTAL IMPERVIOUS AREA	3,228.00 SQFT	0.07 ACRES
IMPERVIOUS PERCENTAGE		54.52%
TOTAL ALLOWABLE IMPERVIOUS PERCENTAGE		50.00%

ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE AREA	11,343.00 SQFT	0.26 ACRES
APPLICANT AREA	3,424.81 SQFT	0.08 ACRES
OYSTER SHELL MARINA AREA	4,068.00 SQFT	0.09 ACRES
TOTAL IMPERVIOUS AREA	3,424.81 SQFT	0.08 ACRES
IMPERVIOUS PERCENTAGE		30.24%
TOTAL ALLOWABLE IMPERVIOUS PERCENTAGE		50.00%

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ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE AREA	46,238.00 SQFT	1.05 ACRES
APPLICANT AREA	3,124.18 SQFT	0.07 ACRES
CONCRETE DRIVEWAY	3,772.97 SQFT	0.09 ACRES
SEA WALL	4,028.59 SQFT	0.09 ACRES
BOSS OYSTER BUILDING AREA	11,220.81 SQFT	0.26 ACRES
PROIC MARINA AREA	4,847.59 SQFT	0.11 ACRES
OYSTER SHELL MARINA AREA	1,946.17 SQFT	0.04 ACRES
FLAT GRASS AREA	4,233.78 SQFT	0.10 ACRES
TOTAL IMPERVIOUS AREA	19,088.04 SQFT	0.44 ACRES
IMPERVIOUS PERCENTAGE		49.89%
TOTAL ALLOWABLE IMPERVIOUS PERCENTAGE		50.00%

ITEM	SPACES PROVIDED	SPACES REQUIRED
STANDARD PARKING SPACES	98 SPACES	98 SPACES
MANICURE PARKING SPACES	3 SPACES	3 SPACES
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PROJECT CONTACT COUNTRY	USA

PROJECT NUMBER: 22-180-16 REVISIONS:

DATE	BY	ITEM

DESIGNED BY: T. HARRIS DRAWN BY: J.A. BARTRICK CHECKED BY: T. HARRIS

FOR: WHITE SANDS INVESTMENT PARTNERS  
433 CAPE SAN BLAS RD.  
PORT ST. JOE, FL 32456

DATE: 07-21-22  
C-01

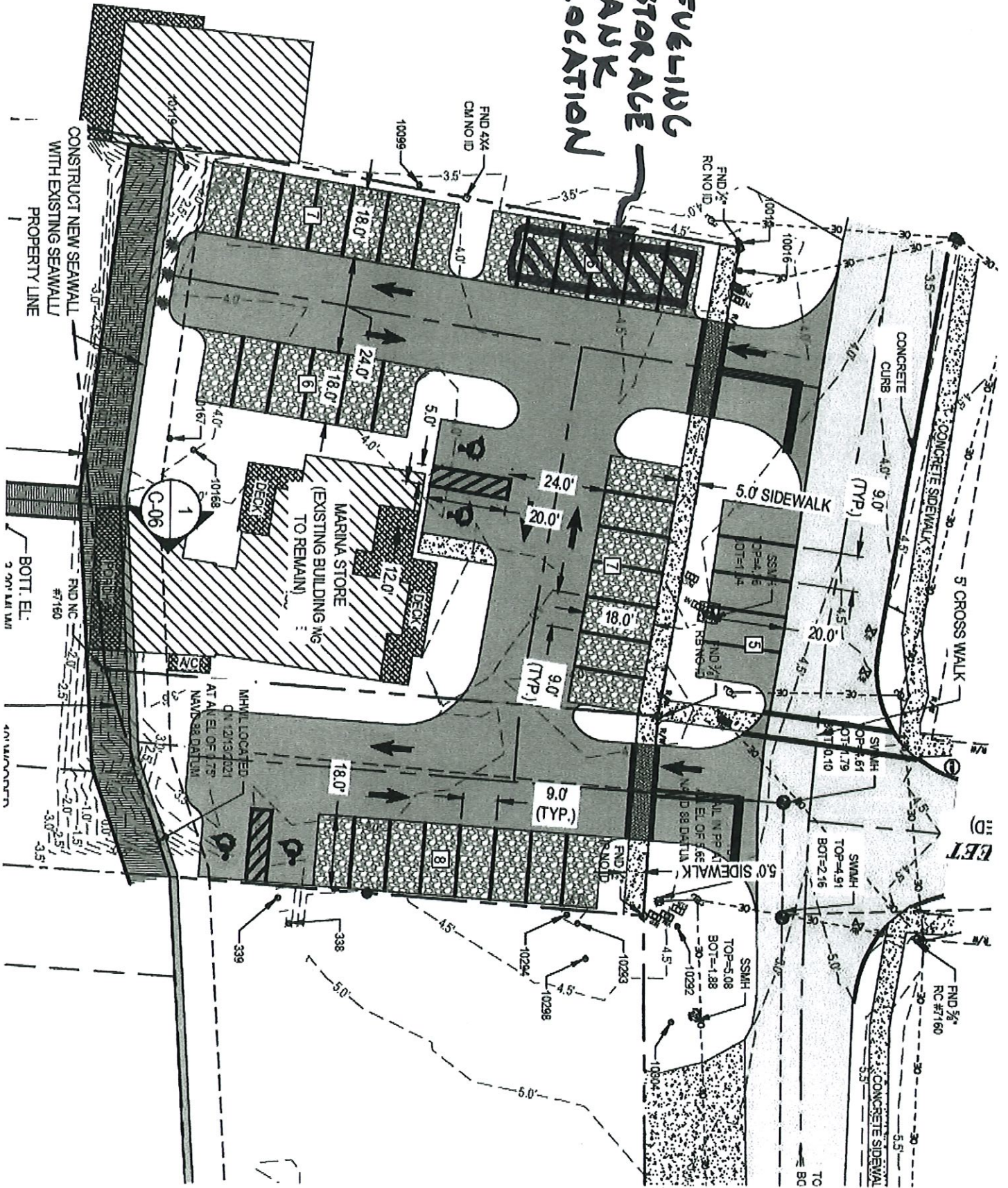
**MASTER SITE PLAN**

BOSS OYSTER AND MARINA PARK  
WATER STREET  
APLACHICOLA, FRANKLIN COUNTY, FLORIDA

SEA, FLORIDA  
PROFESSIONAL ENGINEER  
L. J. HARRIS, P.E.  
LICENSE NUMBER: 80424

**SCE**  
SOUTHEASTERN  
CONSULTING ENGINEERS, INC.  
P.O. BOX 141  
1815 N. W. 22ND ST.  
MIAMI, FL 33156  
TEL: 781-321-6666  
FAX: 781-321-6667  
WWW.SCE-FL.COM  
LE# 29264

# FUELING STORAGE TANK LOCATION



**From:** Drew Robertson <drew@whitesandsinvestment.com>  
**Sent:** Wednesday, February 1, 2023 2:39 PM  
**To:** Sophia Fonseca  
**Cc:** dan@garlickenv.com  
**Subject:** RE: Underground Fuel Tanks

Dan,  
Please see Sophia's notes from the Petro flow conversation. She has requested some technical specifications for a "typical" system in hopes that he will share and we can then share with Bree.....

Drew Robertson, PG | [White Sands Investment Partners LLC](#)  
Voice|Text: +1 850 210-9257 | Voice|Text: +1 850 745-4226 | 161 Commerce Street | Apalachicola, FL 32320

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**From:** Sophia Fonseca <sophia@whitesandsinvestment.com>  
**Sent:** Wednesday, February 1, 2023 1:43 PM  
**To:** Drew Robertson <drew@whitesandsinvestment.com>  
**Subject:** Underground Fuel Tanks

Petro Flow - DeWayne  
02/01/23

1. Install sheet piling cell.
2. Put in dewatering system to get ground water down
3. Dig out earth from cell
4. Install new tanks
5. Put in clean backfill.
6. Remove sheet piling and dewatering system
7. Install fuel tanks and electrical - full system
8. Back concrete
9. Connect fuel dispensers to dock or seawall, double-wall fuel line dispensers need to be contained

- One delivery tanker holds 8k gallons - can be split between gas and diesel total.
- Order when 20% capacity, can only be filled to 95%
- 10k gas 5k diesel - minimum tank sizes

*Sophia Fonseca* 

Project Manager | White Sands Investment Partners, LLC

954-240-8703 | 161 Commerce St., Apalachicola, FL 32320