



**FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

MARCH 04, 2020

10:00 AM

AGENDA

PLEASE NOTE: THE ADVISORY BOARD OF ADJUSTMENT MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANTS ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATIONS OF THE ADVISORY BOARD OF ADJUSTMENT OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

Special Exceptions

1.

Variance Requests

1. Consideration of a request to construct a house 5 feet into the front setback on property described as Lots 2, Holiday Beach, Unit 1, 37 Carousel Terrace, Alligator Point, Franklin County, Florida. Request submitted by Elva Peppers, Florida Environmental & Land Services, agent for Wayne and Susan Johnson, applicant.
2. Consideration of a request to construct a house 12 feet into the front setback on property described as Lot 3, Block 62, St. George Island Gulf Beaches, Unit 5, 331 Land Street, St. George Island, Franklin County, Florida. Request submitted by Alan Anderson, applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON MARCH 17, 2020 AT 9:00 AM.

****PERSONS WISHING TO COMMENT MAY DO SO IN PERSON OR IN WRITING TO THE FRANKLIN COUNTY PLANNING & ZONING DEPARTMENT, 34 FORBES STREET, SUITE 1, APALACHICOLA, FLORIDA 32320. TRANSCRIPTS OF THIS HEARING WILL NOT BE RECORDED, PERSONS WISHING TO RECORD THE PROCEEDINGS MUST MAKE THE NECESSARY ARRANGEMENTS TO DO SO.**



FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING

FORT COOMBS ARMORY MEETING ROOM- 66-4TH STREET, APALACHICOLA, FL 32320

FEBRUARY 05, 2020

10:00 AM

MINUTES

Commission present: Ben Houston, Mitch Griner, Vance Millender (Chairman) Larry Hale.

Commission absent: Gill Autrey

Approval of the Minutes- December 4, 2019, as mailed.

On motion by Member Griner, seconded by Member Houston and by the unanimous vote of the board present it was agreed to approve the minutes contingent upon changing the date.

Variance Requests

1. Consideration of a request to construct a 1,628 square foot house 13 feet into the Critical Habitat Zone on property described as Lots 7, 8 & 9, Unrecorded Pine Log Creek Subdivision, 130 Pine Log Drive, lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Charles Oxendine, agent for Deborah Clifford, applicant. (This item was tabled at the December 2019 BOA Meeting and has resubmitted the same site plan)

Per Amy Kelly, Mr. Oxendine submitted the same site plan as he previously submitted. Per County regulations if within the Critical Habitat Zone set backs the footprint of the house is limited to 1000 sq. ft. This proposed house exceeds. If they removed the proposed porches from within the Critical Habitat Zone then they could construct a deck instead.

Vance Millender: There is a little over three acres.

Per Mr. Oxendine: The previous owners had three houses on this parcel. The owner has considered not covering the porch. However, either way we alter the porch we are still within the Critical Habitat Zone.

Member Griner asked if there was a County Right of way there.

Per Mr. Oxendine we can not move the house up. We have moved it to the back as far as we can.

Amy Kelly recommended them asking for a variance into the side setback instead.

Motion failed due to lack of unanimous vote.

Yay: Larry Hale, Vance Millender.

Nay: Mitch Griner, Ben Houston.

- 2. Consideration of a request to extend an existing seawall an additional 33 feet towards the east and 28 feet into the Critical Habitat Zone on property described as Lot 17, Block U, Lanark Beach, Unit 1, 2284 US Highway 98 East, Lanark, Franklin County, Florida. Request submitted by Pamela and William Brown, applicant.

Per Amy Kelly we have one letter of objection from a neighbor (Chambers.) After this extension the dock will still not be out any further than the neighboring docks.

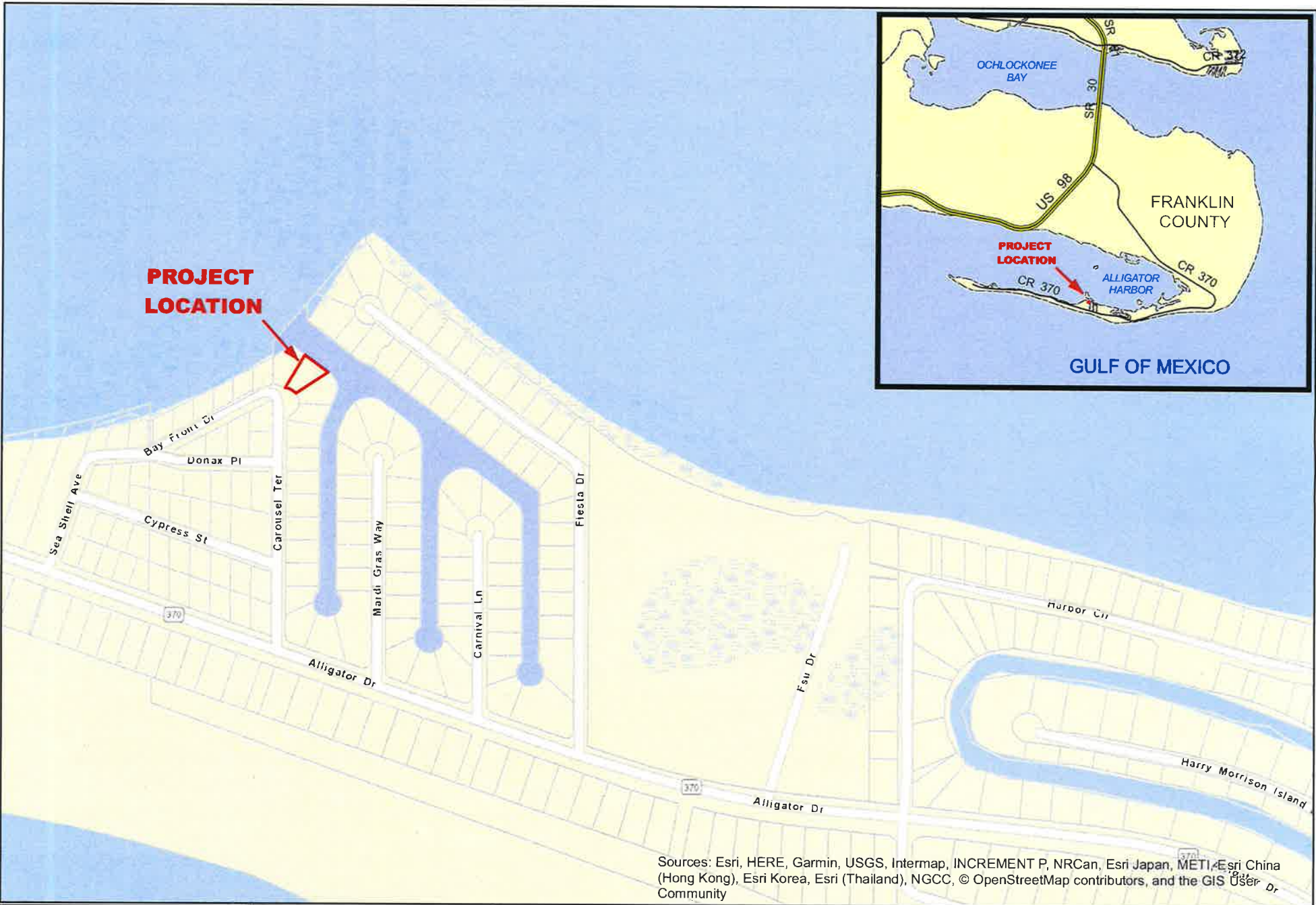
Mrs. McDaniel stated there are two trees that came down due to erosion after the hurricane. We will be using rock that matches the existing.

On motion by Member Hale, seconded by Member Houston.

With there being no further discussion it was agreed to adjourn at 10:32 a.m.

Amy Kelly

Vance Millender



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.

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

PROJECT:

Johnson: Dock

FRANKLIN COUNTY, FLORIDA

TITLE:

Figure 1- Location Map

4

DATE: SEP-04-2019

BY: JLB

CHECK: EP

FELSI PROJECT # 18-XXXX

Page:

1

Of:

1

 Parcel Boundary (PA) (0.21 Acres)

 Franklin County Parcels

0 200 400 800 Feet

N

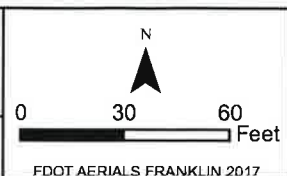




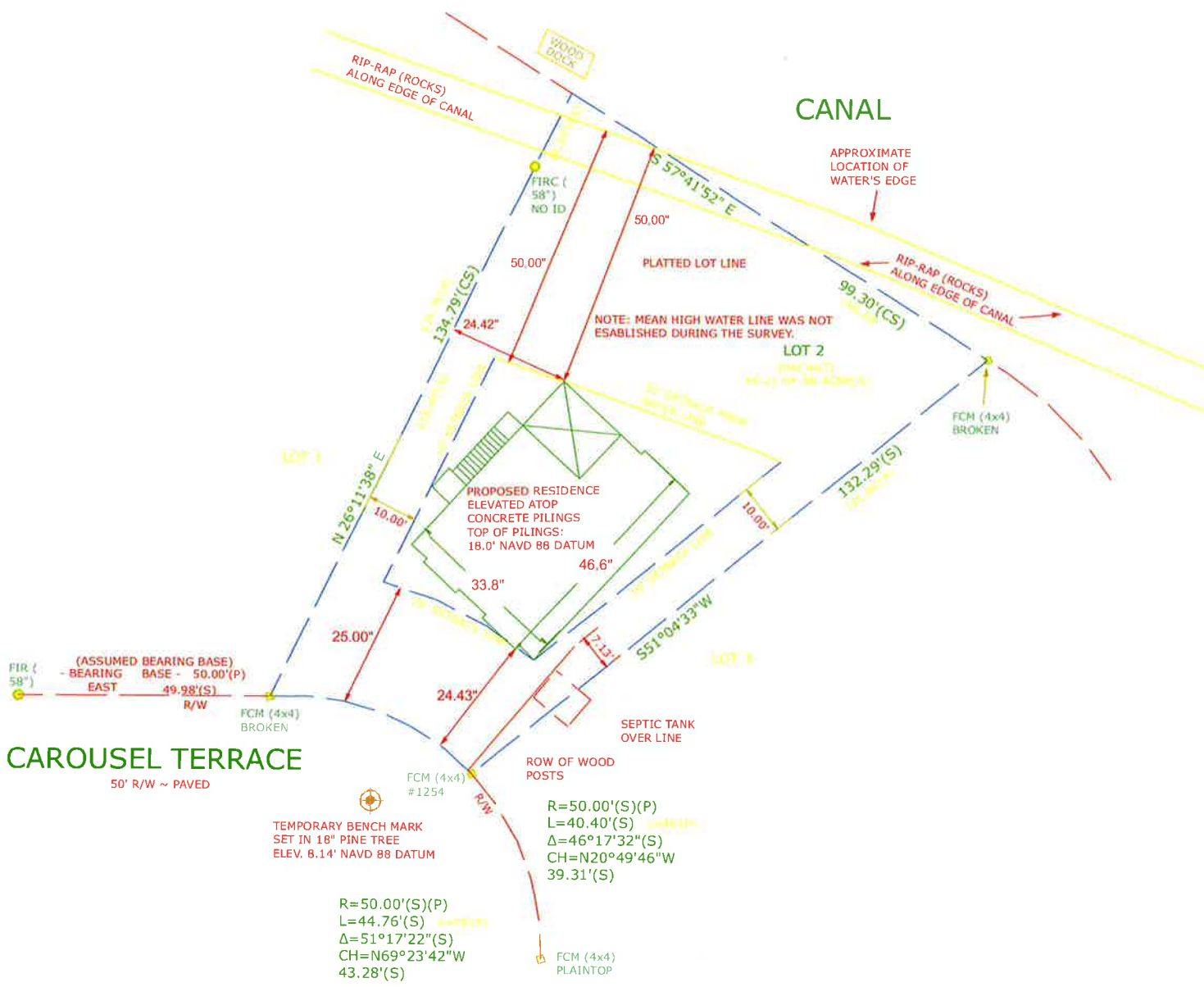
FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.
 221-4 DELTA COURT
 TALLAHASSEE, FL 32303
 (850) 385-6255 (850) 385-6355 (FAX)

PROJECT: **Johnson: Doc 5**
 FRANKLIN COUNTY, FLORIDA

TITLE: **Figure 2 - Aerial Map**
 DATE: SEP-04-2019 BY: JLB CHECK: EP FELS/PROJECT #: 18-XXXX



Page: **1**
 Of: **1**



NOTE:
 ELEVATIONS ARE BASED ON GPS (GLONASS) OBSERVATIONS.
 BENCHMARK 872.8261 J WAS TIED WITH VERTICAL
 ACCURACY OF 0.02'

FLOOD INFORMATION:
 Base Flood Elevation: 17.0 ft
 Flood Zone: VE
 Effective FIRM Panel : 12037C0295F
 FIRM Date: February 05, 2014

Survey Option 2	EMONS
EBNDRY	ENOTES
EDECK	EWATER
EFENCE	PBLDG

Florida Environmental & Land Services Inc.
 221-4 DELTA COURT
 TALLAHASSEE, FL 32303
 (850) 385-6255

PROJECT: **Johnson Dock** 6
 FRANKLIN COUNTY, FLORIDA

TITLE: **Figure 2 - Plan**

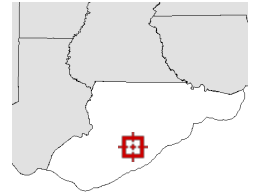
DATE:	BY:	CHECK:	FELSI PROJECT #
2/17/2020	NC	EP	19-1671

0 15 30 Feet

FDOT AERIALS 2019



Overview



Legend

-  Parcels
-  Roads
-  City Labels

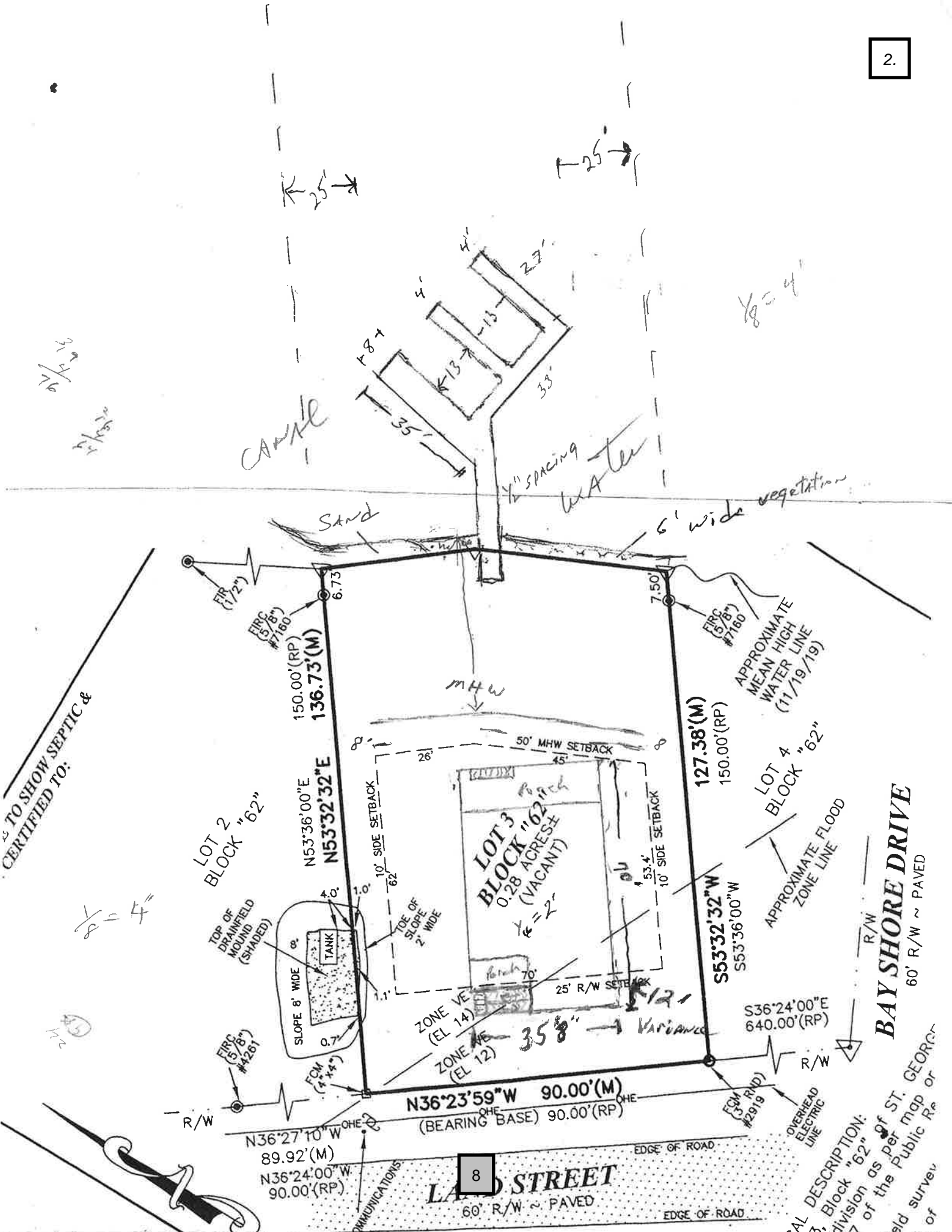
Parcel ID	29-09S-06W-7315-0062-0030	Alternate ID	06W09S29731500620030	Owner Address	ANDERSON ALAN C
Sec/Twp/Rng	29-9S-6W	Class	VACANT		2425 BANKSTONE DRIVE SW
Property Address	331 LAND ST	Acreage	n/a		MARIETTA, GA 30064
District	1				
Brief Tax Description	UNIT 5 BL 62				

(Note: Not to be used on legal documents)

Date created: 2/17/2020
 Last Data Uploaded: 2/17/2020 7:40:33 AM

Developed by  Schneider
 GEOSPATIAL

TO SHOW SEPTIC & CERTIFIED TO:



3/9
1/4
7/6
1/6
1/4

Candle

25'

25'

1/8 = 4"

LOT 3
BLOCK "62"
0.28 ACRE
(VACANT)
1/8 = 2"

LOT 2
BLOCK "62"

LOT 4
BLOCK "62"

BAY SHORE DRIVE
60' R/W ~ PAVED

8
LA STREET
60' R/W ~ PAVED

CAL DESCRIPTION:
3, Block "62"
17 of the Public R^e
field survey
t of

1/8 = 4"

1/2

