



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

JUNE 09, 2021

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.

To comply with CDC and government social distancing requirements, a limited number of the general public will be allowed in the commission meeting room for this meeting at the Franklin County Courthouse Annex located at 34 Forbes Street, Apalachicola, FL 32320. This Board of Adjustment meeting will also be conducted virtually. Any person who wishes to comment may do so in person or by using the virtual feature.

Those wanting to participate virtually during "Public Comments" 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 any issues with Zoom, call (850) 653-9783 extension 373 for assistance.

Zoom attendees are muted by default. To join via computer, use the following link on the meeting date and time: <https://zoom.us/j/96995299871>

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 969 9529 9871#.

If you would like to speak during the public comment portion of the meeting, you have the following options:

Online - select the "raise your hand" icon.

Phone - press *9 to raise your hand, *6 to unmute to submit verbal comments.

Public engagement is important to us, and meeting remotely is still a new process. We appreciate everyone's understanding.

Variance Requests

- A.** Consideration of a request for a variance to construct a single-family dwelling and stairs/covered porch 4.4 feet into the 25-foot front setback, an open deck 10 feet into the rear 50-foot wetlands setback. Property described as 689 Longwood Court, Lot 43 Whispering Pines Sub Phases 3 & 4,

Eastpoint, Franklin County, Florida. Request submitted by Southeastern Consulting Engineers, Inc, agent for Tiffany Boone, applicant.

- B. Consideration of a request for a variance to construct a HVAC Platform deck and stairs 48 inches into the 10 foot side setback. Property described as 114 Connecticut Street, Unit 1 Block J Lot 13, Lanark Village, Franklin County, Florida (House permit # 30078). Request submitted by Dale Crowson, agent for Martha K. Swaggerty, applicant.

PERSONS WISHING TO COMMENT MAY DO SO VIA ZOOM 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.



A.

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: Tiffany Boone
MAILING ADDRESS: 689 Longwood Court City/State/Zip: East Point, FL 32328
PHONE #: _____ CELL #: _____ EMAIL: longleafcontracting@icloud.com

AGENT'S NAME: S. Lance Watson
MAILING ADDRESS: 115 Sailors Cove Road - Unit A City/State/Zip: Port St. Joe, FL 32456
PHONE #: 850-227-1297 CELL #: _____ EMAIL: lance.watson@southeasternce.com

PROPERTY DESCRIPTION: 911 Address: 689 Longwood Court
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: 29-08S-06W-1002-0000-0430

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: Tiffany Boone is proposing to encroach 4.4' into Front setback -
10.0' Back Deck (Open wood-framed deck) on one parcel located in Franklin County, Florida.
The proposed development (Parcel # 29-08S-06W-1002-0000-0430) .

ADVISORY BOARD OF ADJUSTMENT DATE: _____

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

BOARD OF COUNTY COMMISSION MEETING DATE: _____

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

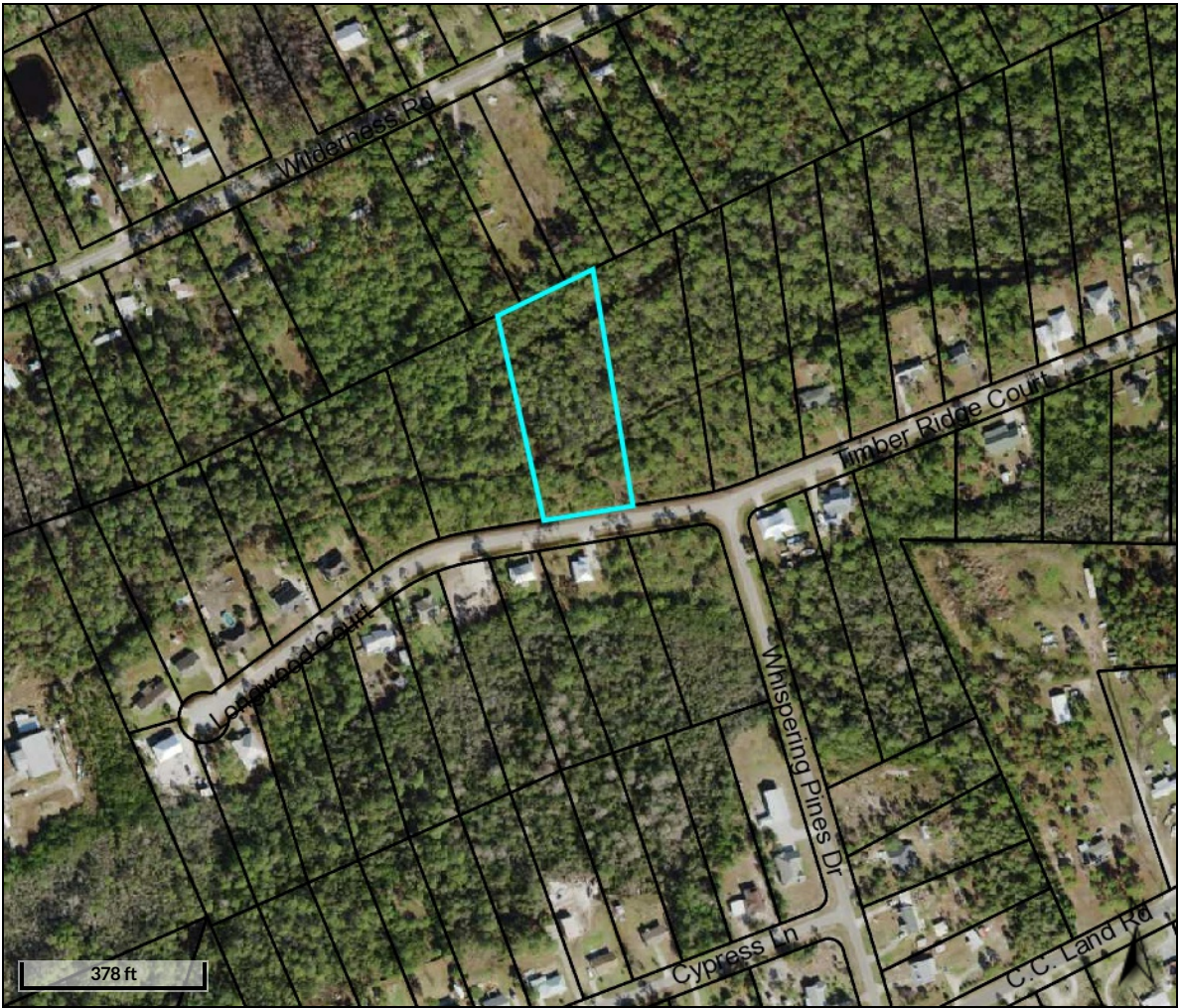
Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

**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.



A.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-08S-06W-1002-0000-0430	Alternate ID	06W08S29100200000430	Owner Address	BOONE TIFFANY
Sec/Twp/Rng	--	Class	VACANT		689 LONGWOOD COURT
Property Address	689 LONGWOOD CT	Acreeage	1		EASTPOINT, FL 32328
District	5				
Brief Tax Description	LOT43 WHISPERING PINS SUB				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/22/2021
 Last Data Uploaded: 3/22/2021 7:41:11 AM

Developed by 

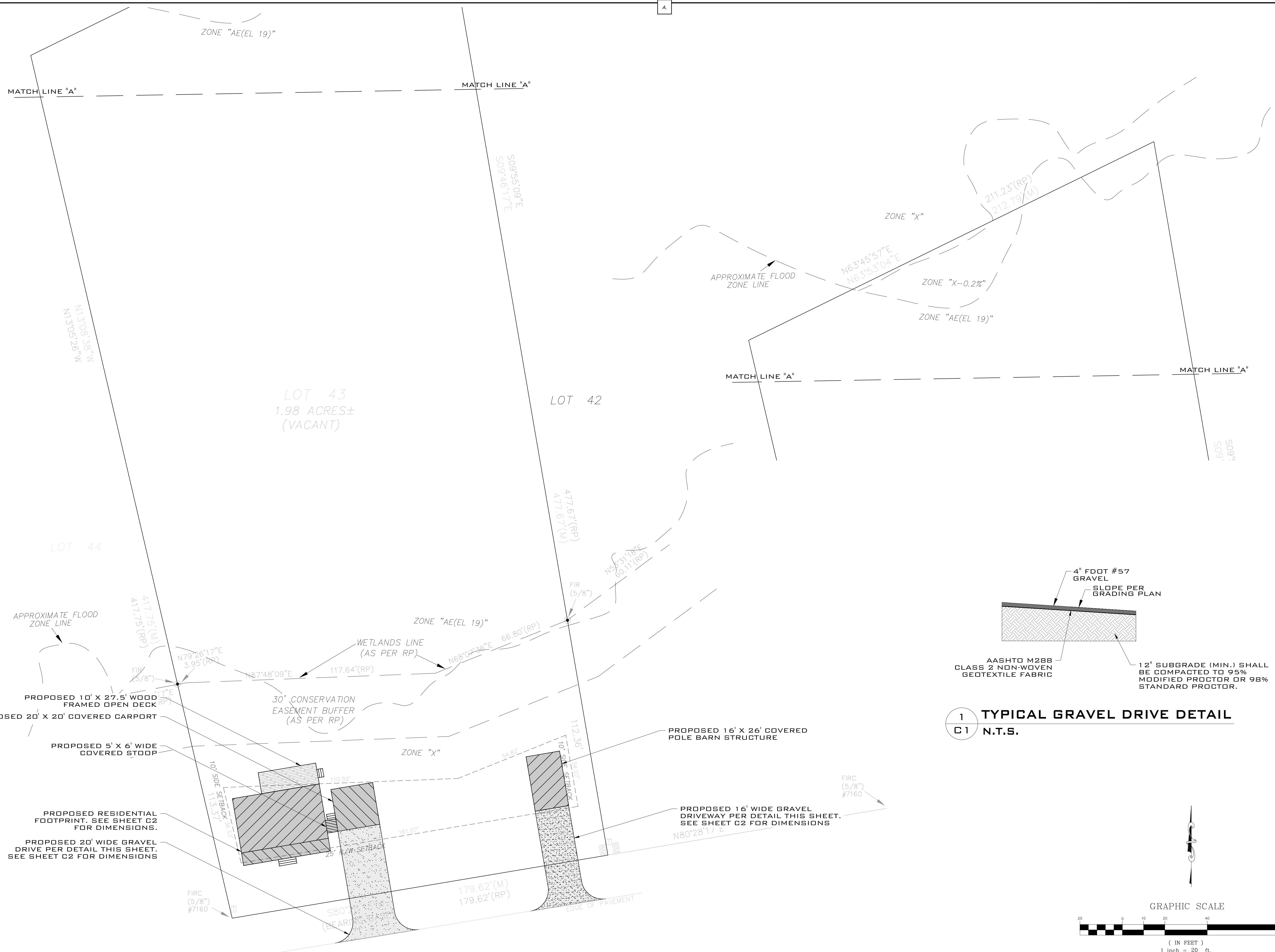


PROJECT DESCRIPTION

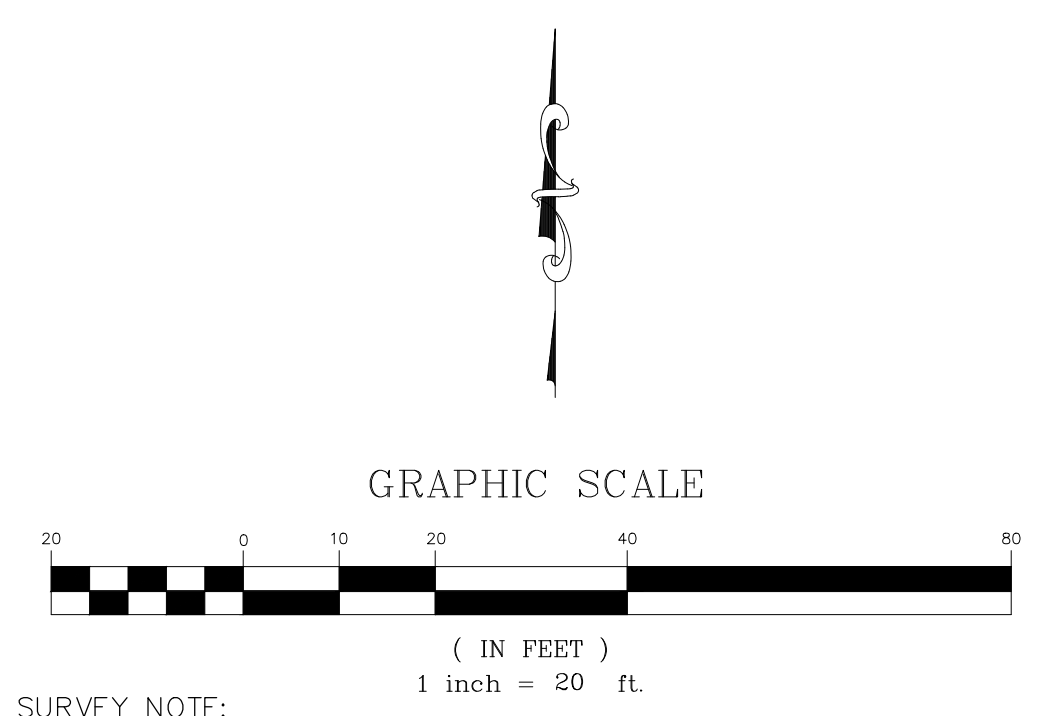
Tiffany Boone is proposing to encroach 4.4' into the Front Setback (Stairs/Covered Porch) and 10.0' into the Wetlands Setback (Open wood-framed deck) on one parcel located in Franklin County, Florida. The proposed development (Parcel # 29-08S-06W-1002-0000-0430).

115A SAILORS COVE DRIVE P.O. Box 951
PORT ST. JOE, FLORIDA 32456
WWW.SOUTHEASTERNCE.COM
850.227.1997

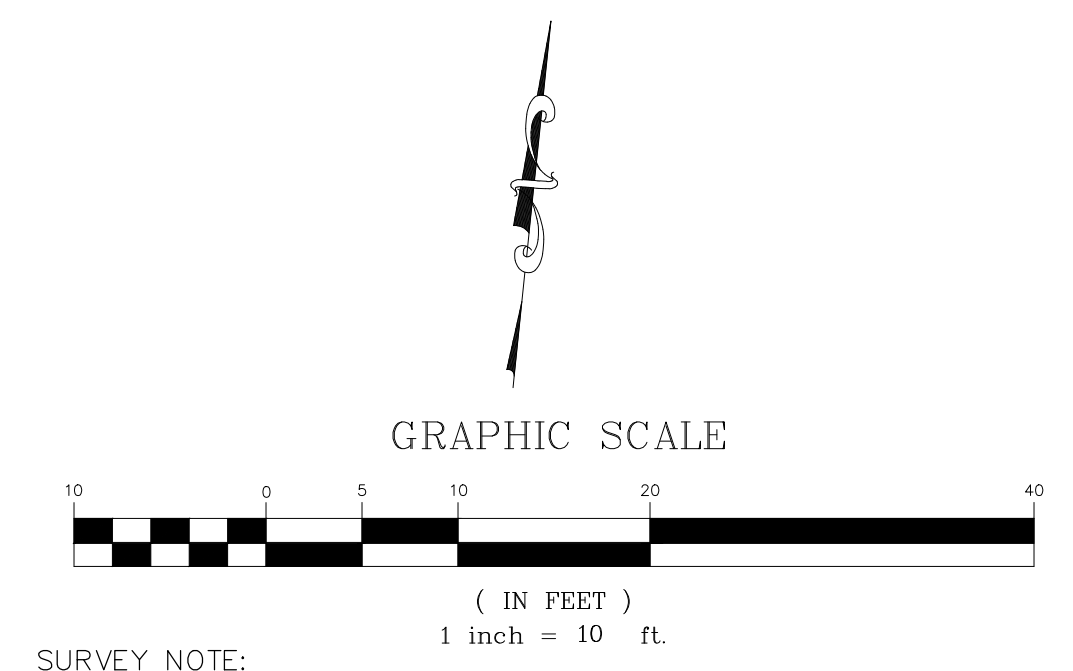
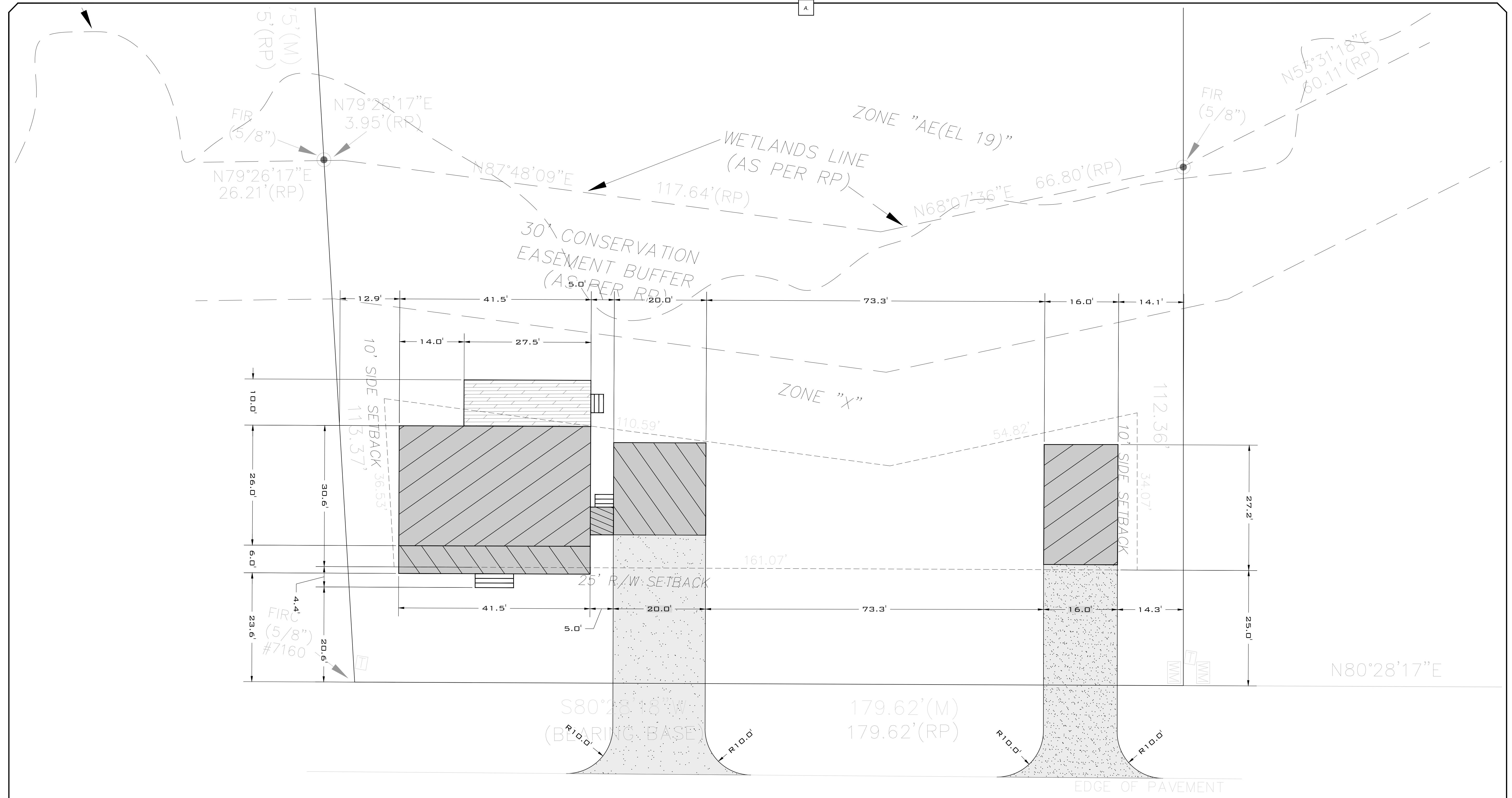
PROJECT NUMBER: 21-1236-01	REVISIONS:
DESIGNED BY: L. WATSON	CHECKED BY: H. CUSHMAN
DRAWN BY: H. CUSHMAN	DATE: T. MARSH
FOR: MICHAEL ROGERS	
8822 CR 30A	
PORT ST. JOE, FLORIDA 32456	
DATE: 05/19/21	
SHEET NO.	
C1	



1 TYPICAL GRAVEL DRIVE DETAIL
C1 N.T.S.



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



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

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	BY:	ITEM:
L. WATSON	H. CUSHMAN	T. MARSH			
FOR: MICHAEL ROGERS 8822 CR 30A PORT ST. JOE, FLORIDA 32456					
PROJECT NUMBER: 21-1236-01					
REVISIONS:					
DATE: 05/19/21					
SHEET NO. 2					



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: Martha K Swaggerty
MAILING ADDRESS: 2518 Hwy 98 E Carrabelle City/State/Zip: Fl 3258
PHONE #: 850-251-6250 CELL #: 850-251-6250 EMAIL: mkswaggerty@gmail.com

AGENT'S NAME: Dale Crowson
MAILING ADDRESS: 467 Natural Springs Ln City/State/Zip: Sopchoppy, Fl 32358
PHONE #: 850-962-2155 CELL #: 850-567-7847 EMAIL: rncrowson@gmail.com

PROPERTY DESCRIPTION: 911 Address: 114 Connecticut St
Lot/s: 13 Block: J Subdivision: Lanark Beach Unit: 1
Parcel Identification #: 14-075-04W-3131-0005-0130

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: Request construction of deck and stairs on
North side of new house at 114 Connecticut St - Lanark Fl
Deck will serve as access to side door + HVAC compressor
platform. Deck will extend 48" into 10' setback.

ADVISORY BOARD OF ADJUSTMENT DATE: _____

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

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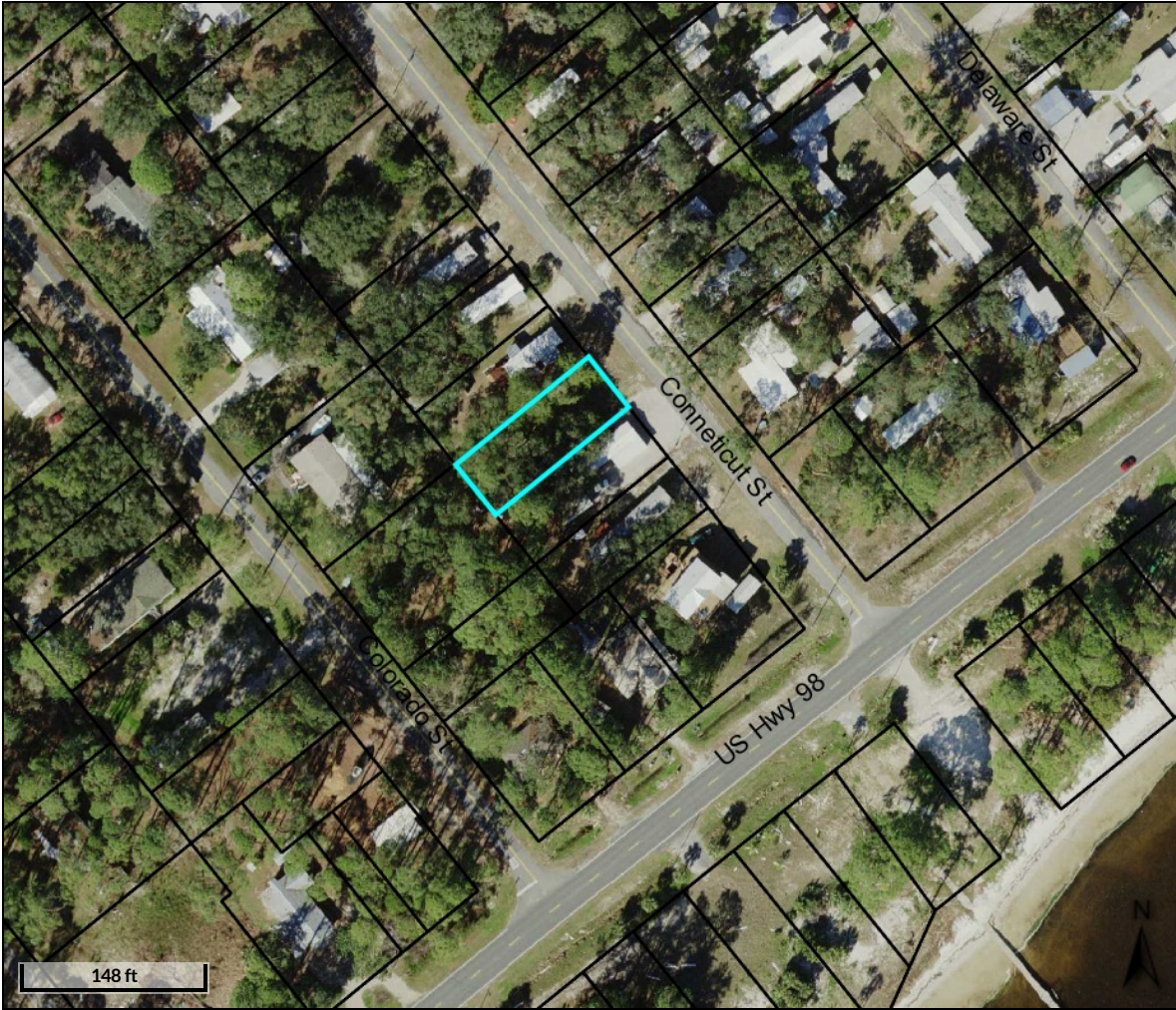
Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

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34 Forbes Street, Suite 1
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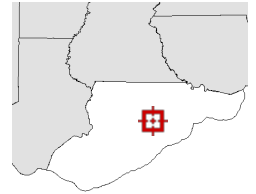
THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.



B.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	14-07S-04W-3131-000J-0130	Alternate ID	04W07S143131000J0130	Owner Address	PHILLIPS BARBARA G & MARTHA K
Sec/Twp/Rng	14-7S-4W	Class	MOBILE HOM		SWAGGERTY
Property Address	114 CONNECTICUT STREET	Acreage	n/a		2518 HWY 98 EAST
					CARRABELLE, FL 32322

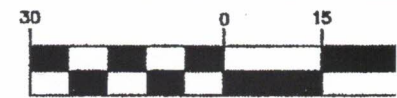
District 6
Brief Tax Description UNIT 1 BL J LOT 13 LANARK BCH
 (Note: Not to be used on legal documents)

Date created: 5/26/2021
 Last Data Uploaded: 5/26/2021 7:43:01 AM

Developed by 

PLAT OF BOUNDARY SURVEY FOR:
 BARBARA G. PHILLIPS,
 MARTHA K. SWAGGERTY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



LEGEND

	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND

LEGAL DESCRIPTION:

Lot 13, Block "J" of LANARK BEACH UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 13 of the Public Records of Franklin County, Florida

Roger Dale Crowson

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeasterly boundary of subject parcel being South 50 degrees 49 minutes 10 seconds West as per record plat
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

PRELIMINARY FLOOD ZONE INFORMATION

Subject property is located in Zone "X" as Insurance Rate Map Community Panel No. 10 18 026 index date: June 13, 2019, Franklin County, Florida.

I hereby certify that this is a true and correct representation of

EFFECTIVE FLOOD ZONE INFORMATION:

TI's Instrument Prepared by:
Name: WOODLANDS TITLE COMPANY, INC.
Address: 3079 Crawfordville Hwy
CRAWFORDVILLE, FLORIDA 32326

WARRANTY DEED
INDIV. TO INDIV.

FILED AND RECORDED
DATE 04/03/97 TIME 14:25

B.

Return to:
Grantee(s) Name:
Barbara Gail Phillips
Martha Kathleen Swaggerty

KENDALL WADE CLERK
CO:FRANKLIN ST:FL
DOC STAMPS 210.00
INTANG TAX .00

Address:
247 Tullis Ave.
Longwood, Fl 32750
Property Appraisers Parcel Identification Number(s):
14-07S-04W-3131-000J-0130
Grantee(s) S.S #'s:
SPACE ABOVE THIS LINE FOR PROCESSING DATA

RECORDED - VERIFIED
BY *Jim Zingales*
FL 971611 B 574 P 254
CO:FRANKLIN ST:FL DATA

THIS WARRANTY DEED Made the 27th day of March A.D. 1997 by Willard M. Cauthen and Louise M. Cauthen, husband and wife hereinafter called the grantor, to Barbara Gail Phillips and Martha Kathleen Swaggerty, joint tenants with rights of survivorship whose post office address is 247 Tullis Ave., Longwood, Fl 32750 hereinafter called the grantee.
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00~ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Franklin County, State of FLORIDA, viz:

Lot No. 13, Block "J", Lanark Beach, Unit I, a subdivision of part of Section 11 and parts of Fractional Sections, 12, 13, and 14, Township 7 South, Range 4 West, as per plat Book 2 of page 13 of the Official Records of Franklin County, Florida.

TOGETHER WITH that certain 1971 "GRAIL" Mobile Home ID #KBS6012C2N15908, Title No. 4628955

THIS IS NOT THE HOMESTEAD OF SAID GRANTORS AS DESCRIBED BY FLORIDA LAW

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Fox
Signature
Patricia Fox
Printed Signature
Cheryl Bliss
Signature
Cheryl Bliss
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Willard M Cauthen
Signature Willard M. Cauthen
199 Mathews Road
Milner, GA 30257
Louise M. Cauthen
Signature Louise M. Cauthen
199 Mathews Road
Milner, GA 30257

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

STATE OF FLORIDA
COUNTY OF WAKULLA
Willard M. Cauthen and Louise M. Cauthen known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): *Dr. license* and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 27 day of March, A.D. 1997.

Patricia Fox
Notary Signature
Patricia Fox
Printed Notary Signature

