



**FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
OCTOBER 07, 2020
AGENDA**

NO MEETING WILL BE HELD ON 10/7/2020 STAFF RECOMMENDATION

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.

PUBLIC NOTICE

- A. At this time the Advisory Board of Adjustment will not be conducting public meetings. All items will be reviewed by staff and staff will be providing the recommendation to the Board of County Commissioners.

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. Any person who is representing a project or wishes to speak concerning this item will be able to login to this meeting virtually. The login information will be provided online by Thursday, October 15, 2020 by downloading the agenda for the October 20, 2020 Board of County Commission Meeting located at: <https://www.franklincountyflorida.com/resources/agendas-minutes/>

Variance Requests

- A. CONSIDERATION OF A REQUEST FOR A SHEET PILE RETAINING WALL THAT WILL INCLUDE DREDGE FILL IN THE CRITICAL HABITAT ZONE LOCATED AT LOT 4, HOLIDAY BEACH, UNIT 1, 3 MARDI GRAS WAY, ALLIGATOR POINT, FRANKLIN COUNTY, FLORIDA. REQUEST SUBMITTED BY BRENT BURKE, APPLICANT.

THIS WAS PREVIOUSLY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 17, 2018.

- B. Consideration of a request to construct a house 15 feet into the front setback off of Castoldi Street and 10 feet into the front setback off of Spacey Drive on property described as Lots 5-6, Block B, Range 2, McKissack Beach, 104 Castoldi Street, Carrabelle, Franklin County, Florida. The east and west overhangs will be less than 30 inches from the wall of the house as required in the Franklin County Height Ordinance. Request submitted by Greg Winters, applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON OCTOBER 20, 2020 AT 9:50 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.**



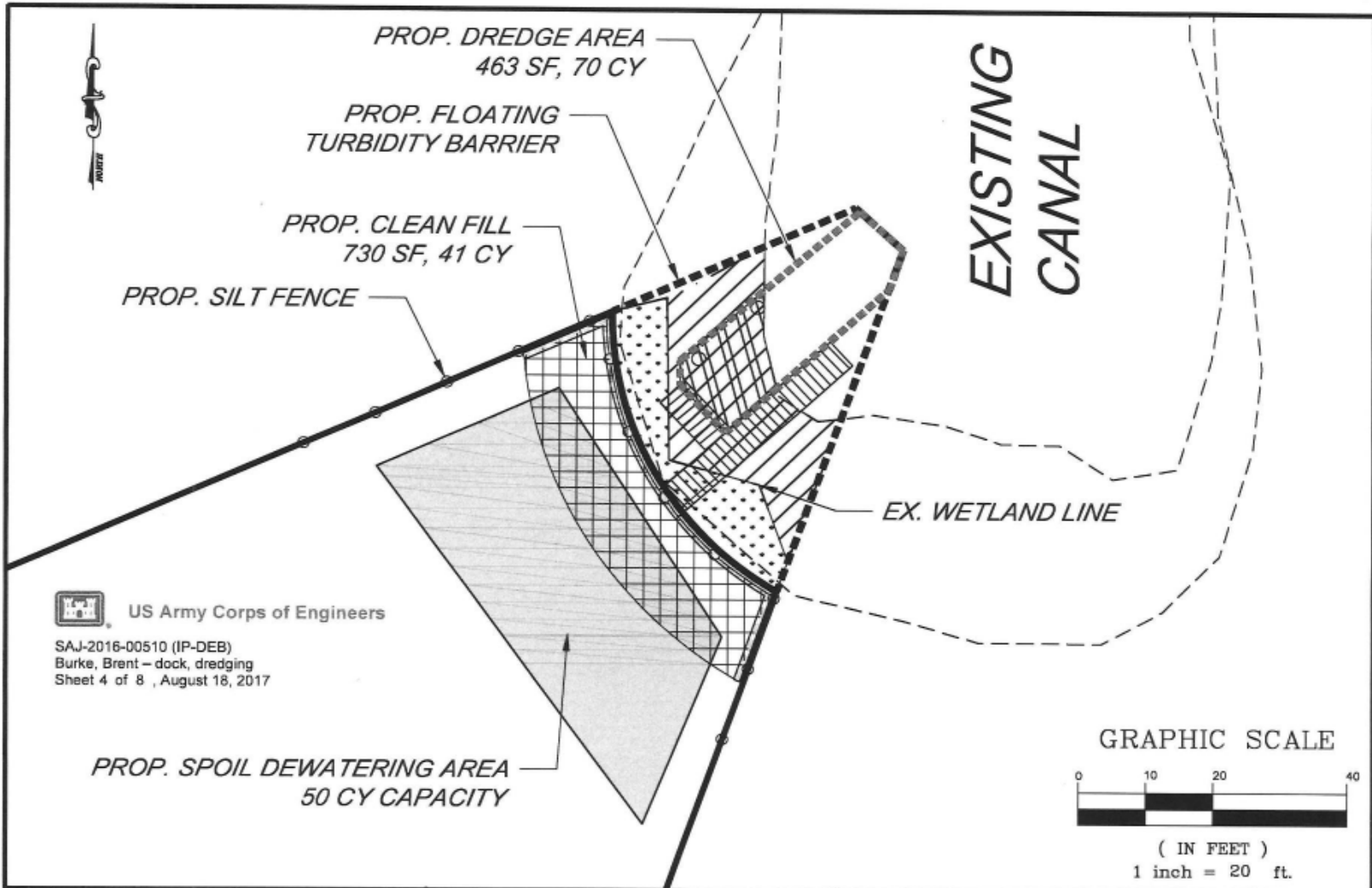
Overview



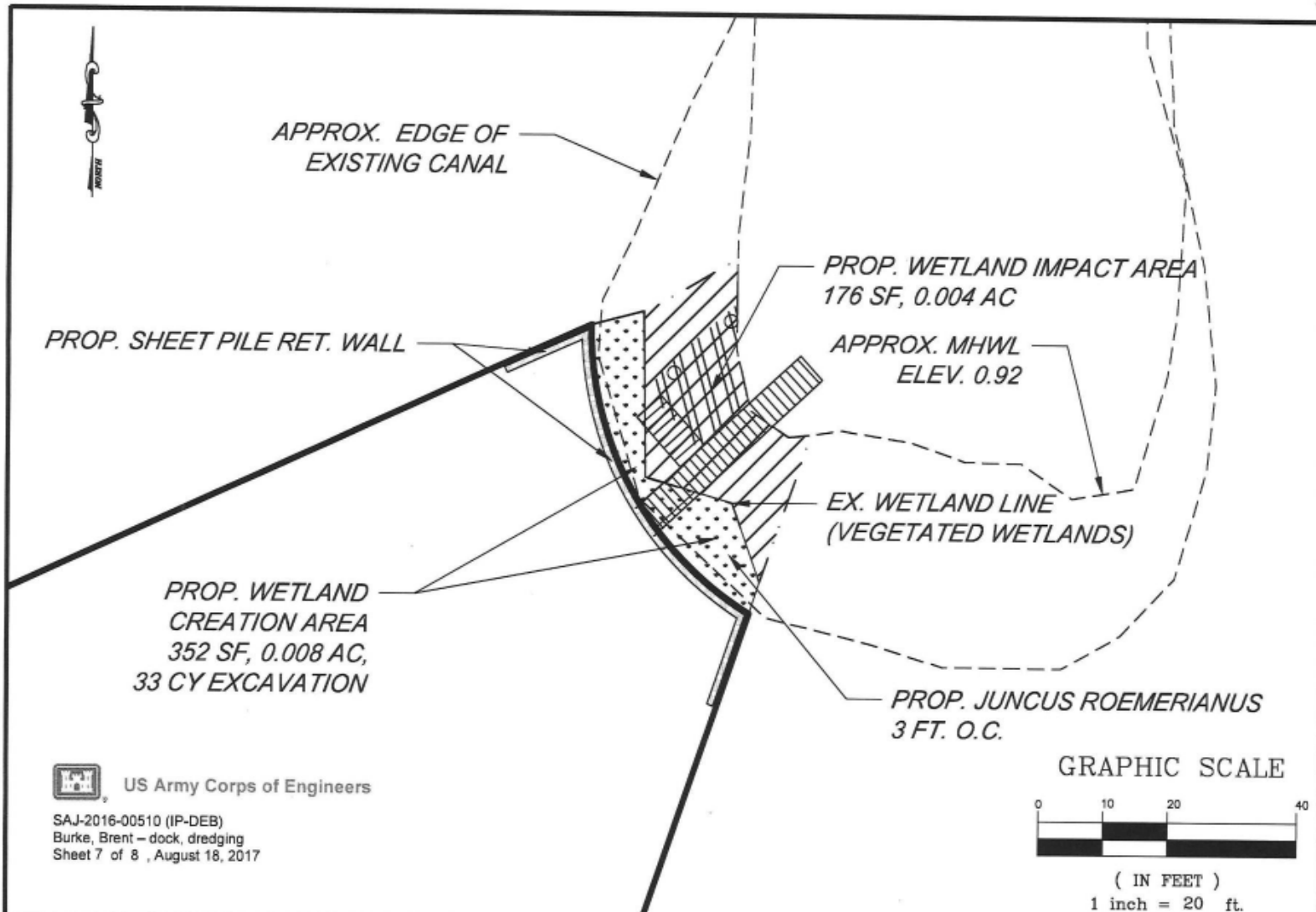
Legend

-  Parcels
-  Roads
-  City Labels

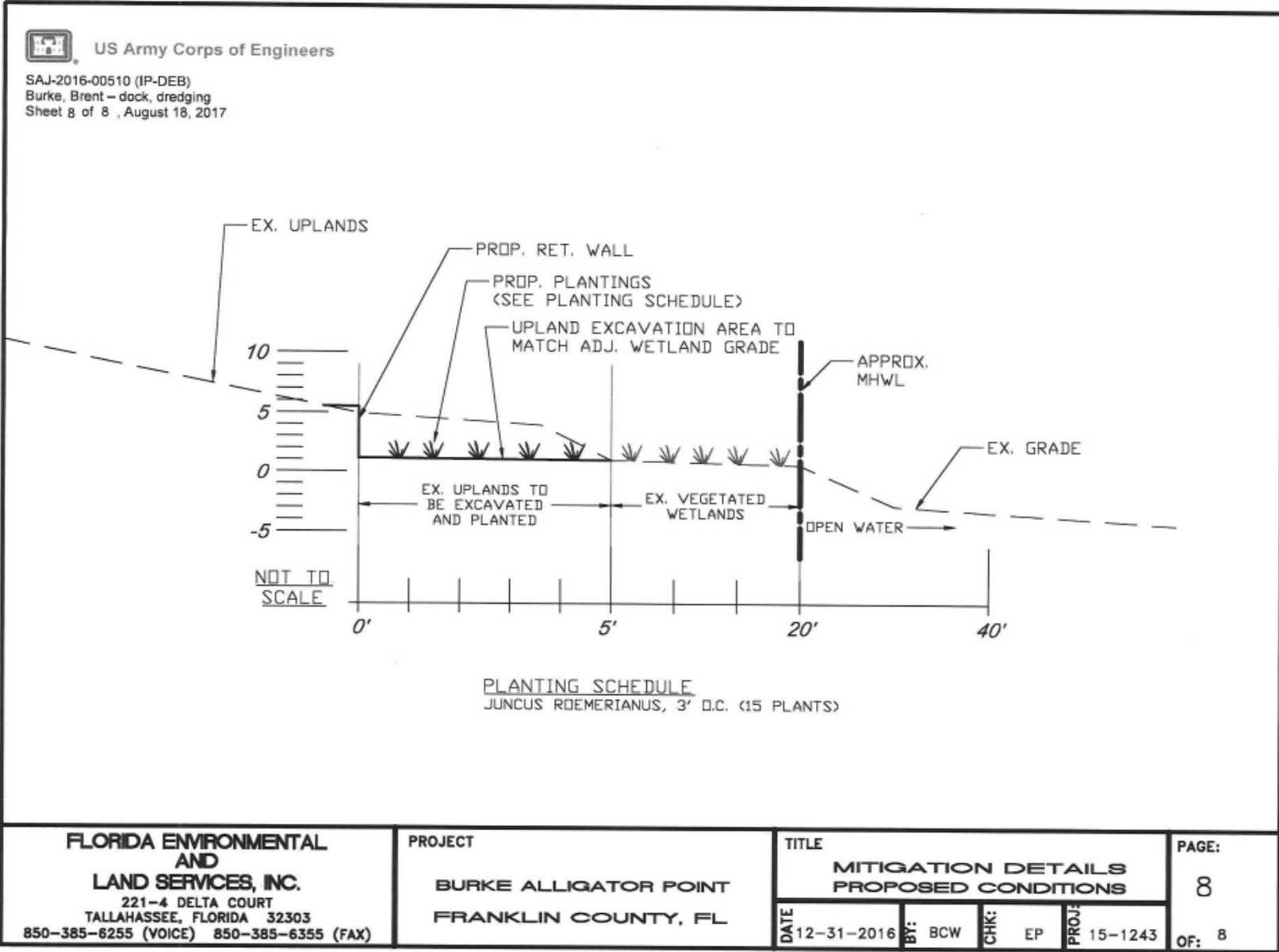
Parcel ID	01-075-02W-1031-0000-0340	Alternate ID	02W07501103100000340	Owner Address	BURKE BRENT ALLEN & CHRISTINA
Sec/Twp/Rng	1-75-2W	Class	VACANT		1334 BUCCANEER COURT
Property Address	3 MARDI GRAS WAY	Acreage	0.243		WINTER PARK, FL 32792
District	7				



FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)	PROJECT BURKE ALLIGATOR POINT FRANKLIN COUNTY, FL	TITLE CUT + FILL DETAILS PROPOSED CONDITIONS				PAGE: 4
		DATE 12-31-2016	BY: BCW	CHK: EP	PROJ: 15-1243	OF: 8



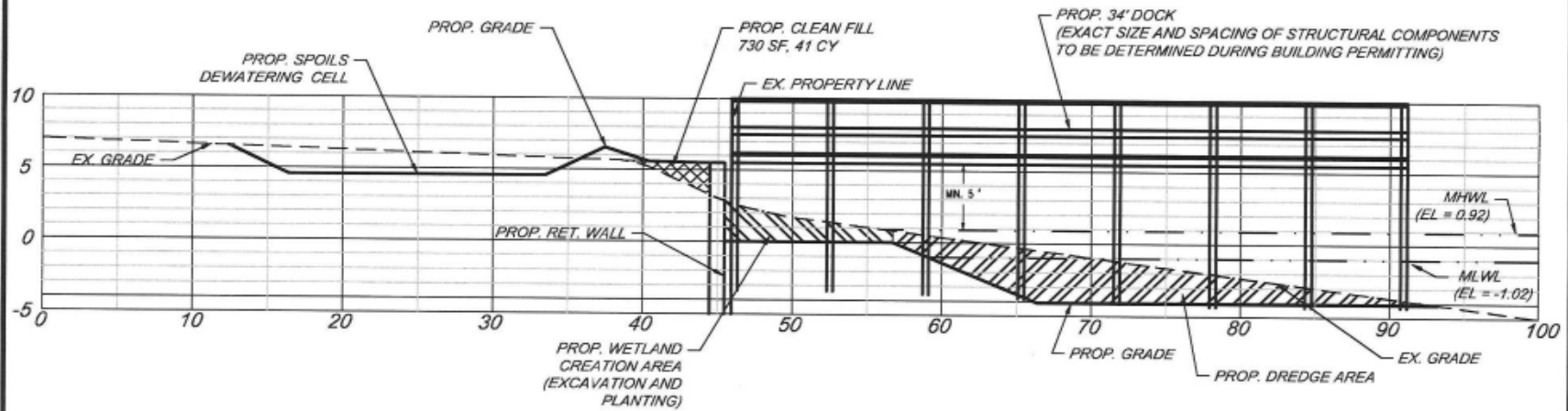
FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)	PROJECT BURKE ALLIGATOR POINT FRANKLIN COUNTY, FL	TITLE MITIGATION DETAILS PROPOSED CONDITIONS				PAGE: 7
		DATE 12-31-2016	BY: BCW	CHK: EP	PROJ: 15-1243	OF: 8





US Army Corps of Engineers

SAJ-2016-00510 (IP-DEB)
 Burke, Brent - dock, dredging
 Sheet 5 of 8, August 18, 2017



SECTION A-A
 1"=10'

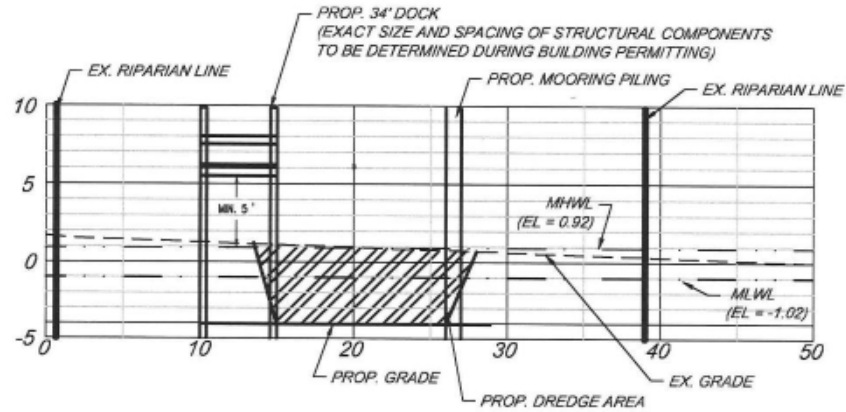
FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FLORIDA 32303 850-385-6255 (VOICE) 850-385-6355 (FAX)	PROJECT BURKE ALLIGATOR POINT FRANKLIN COUNTY, FL	TITLE CROSS SECTIONS PROPOSED CONDITIONS				PAGE: 5
		DATE 12-31-2016	BY: BCW	CHK: EP	PROJ: 15-1243	OF: 8

A.



US Army Corps of Engineers

SAJ-2016-00510 (IP-DEB)
Burke, Brent - dock, dredging
Sheet 6 of 8, August 18, 2017



SECTION B-B
1"=10'

**FLORIDA ENVIRONMENTAL
AND
LAND SERVICES, INC.**

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

PROJECT

BURKE ALLIGATOR POINT
FRANKLIN COUNTY, FL

TITLE

CROSS SECTIONS
PROPOSED CONDITIONS

PAGE:

6

DATE 12-31-2016

BY: BCW

CHK: EP

PROJ: 15-1243

OF: 8

Commissioners to attend as spectators. He stated blank rounds will be fired out of an AK47 and equipment will be used that makes this exercise realistic. He explained they are using this exercise to improve the law enforcement and first responder planning at the Courthouse and their coordination and response to this event. Deputy Martina reported they are also training the county officials and staff how to protect themselves and the customers if an emergency happens in the future. He explained the risk will be mitigated through the establishment of a secure exercise area and waiver liability agreements will be signed. Deputy Martina stated Emergency Medical Services will be on-site during the event. He explained this will be a test and participants will not be surprised or embarrassed. He stated they will also be doing training at the high schools and other places throughout the county. Deputy Martina said they will use any building in the county that individuals will allow them to train in. He stated there will be several more meetings before the actual event. He reported four different scenarios will be conducted and then a “hotwash” will be conducted after each event. He said the exercise will be analyzed later and a written report will be prepared of the items that are needed to secure the Courthouse. Mr. Grant Slayden, Court Administrator, said he is here on behalf of the Chief Judge and Mr. Bill Wills, Trial Court Marshall, is also present. He complimented the staff involved with this exercise and said they are very professional and have good ideas. He said this is Franklin County’s event but they are here to facilitate the event. Mr. Slayden presented handouts explaining the exercise. He stated the key benefit to this exercise is the coordination and planning that goes into preparing the exercise because all the different groups are working together on how they would respond to this type of event. He reported they will also develop policies, plans and procedures to help their response. Mr. Slayden stated hopefully an event like this will never happen in Franklin County but they have occurred in nearby communities in the past and across the nation recently and they want to be prepared. He said they originally worked with the Clerk of Court and the Sheriff and they are pleased with the response to the event as it will make for a safer Courthouse not only for the employees but also for the customers.

The Board recessed for 5 minutes.

The Board reconvened.

Amy Ham-Kelly – Board of Adjustment – Report

Mrs. Kelly offered the following report:

1. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request for a vertical retaining wall along the shoreline of a manmade canal and to include maintenance dredging with fill being placed behind the retaining wall within the Critical Habitat Zone on property located at 3 Mardi Gras Way, Lot 4, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida. Request submitted by Elva Peppers, agent for Brent Burke, applicant. (Previously Approved: June 21, 2016)



Mrs. Kelly explained there were some delays and their approval expired so they are requesting a new approval. Commissioner Sanders asked if there were any questions about this request. Mrs. Kelly answered no, and said she also has a copy of the Board minutes from that meeting.

* **On motion by Commissioner Sanders, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to approve this request.**

2. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request for special exception in C-4 Commercial Mixed Use zoning to use the building located at 207 US Hwy 98, Eastpoint, Franklin County, Florida as a new Community Church and Office for Go With God Ministries, Inc. Request submitted by Anthony Middleton, applicant.

Mrs. Kelly presented a map and described the location of this building. She explained if a church is going into an existing commercial building it must go through the special exception process. She reported the Planning & Zoning Commission approved this as a special exception and the Board referred it to the Board of Adjustment and they referred it back to the Board for a recommendation for approval. **On motion by Commissioner Jones, seconded by Commissioner Lockley, and by unanimous vote of the Board present, it was agreed to approve this request.**

(WITHDRAWN)

3. **RECOMMENDED APPROVAL- (Unanimous)** Consideration of a request to construct a house 15' into the front setback on Lot 7, Block 63, Unit 5, 701 Buck Street, St. George Island, Franklin County, Florida. Request submitted by Garlick Environmental Associates Inc, agent for Kenneth Bowman, applicant.

Mrs. Kelly explained this item was tabled last month and the request has been withdrawn.

Amy Ham-Kelly – Planning & Zoning – Report

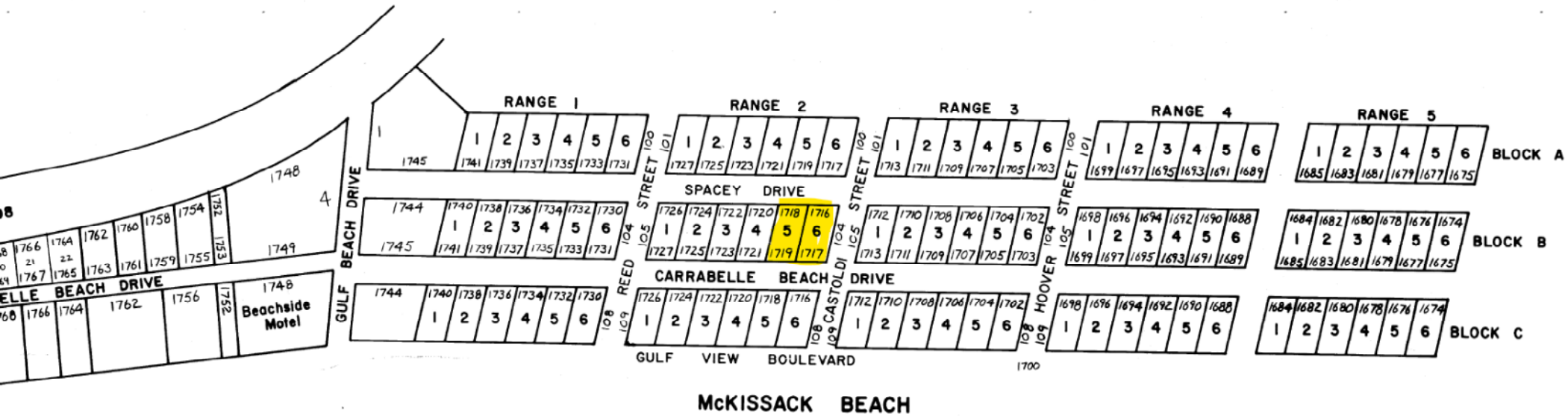
Mrs. Kelly presented the following report:

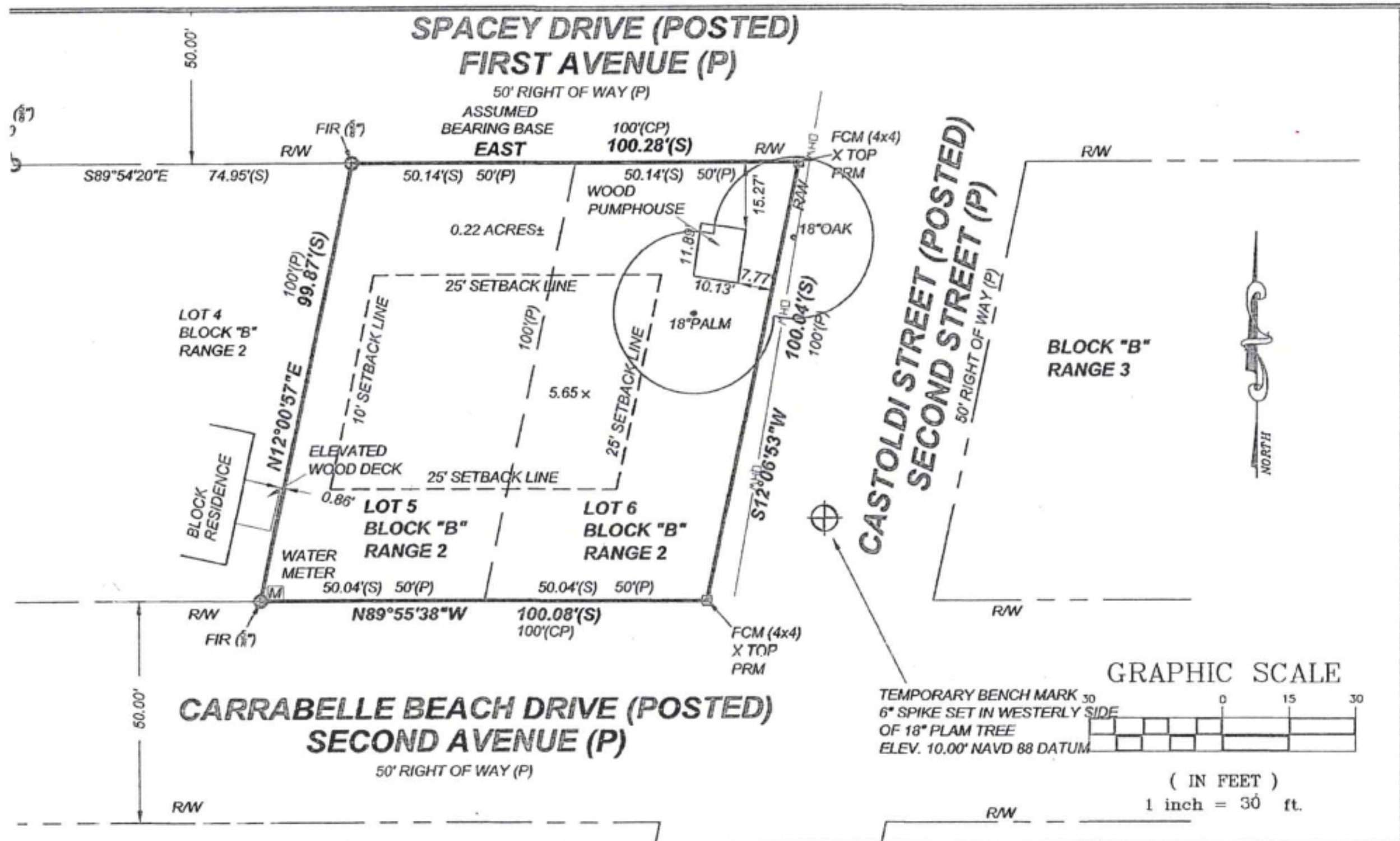
COMMERCIAL SITE PLAN REVIEW:

1. **RECOMMENDED FOR APPROVAL- (Unanimous)** Consideration of a request for Commercial Site Plan Review to construct a two story steel building less than 5,000 square feet and the rehabilitation of the existing dock structure as it exists in area cover and dimensions. Located at 500 U.S. Highway 98, Apalachicola, Franklin County Florida. Request submitted by Dan Garlick Environmental Associates. Inc. agent for Cary Williams, applicant.

Mrs. Kelly stated this is basically an oyster hatchery and described the location. She said there was an existing building on site that has been removed. **Commissioner Lockley made a motion to approve this request. Commissioner Jones seconded the motion.** Mr. Pierce reported the property is zoned C-1 and aquaculture is a principle use. Commissioner Jones clarified the location. **Motion carried; 5-0.**

B.





BOUNDARY SURVEY OF
 LOTS 5 & 6, BLOCK "B" RANGE 2
 MCKISSACK BEACH
 PLAT BOOK 1 PAGE 13
 PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA

CERTIFIED TO:
 BRETT MAXWELL CONSTRUCTION, LLC

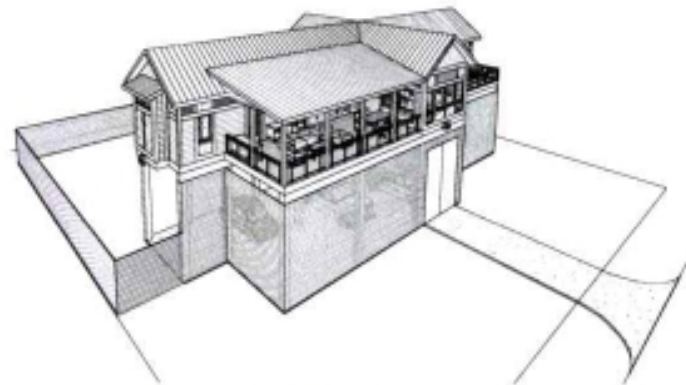
- NOTES:**
- 1) BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF SPACEY DRIVE OF MCKISSACK BEACH RECORDED IN PLAT BOOK 1 PAGE 13 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA BEARING BASE IS EAST ASSUMED
 - 2) THERE ARE NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN
 - 3) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION AS SHOWN
 - 4) NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
 - 5) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

ODOM SURVEYING & MAPPING, LLC
 LICENSED BUSINESS NO. 7391
 181 FOX RUN CIRCLE
 CRAWFORDVILLE, FL 32327
 PHONE: (850) 926-7068
 EMAIL: ODOM6412@COMCAST.NET
 WEBPAGE: ODOMSURVEYING.COM

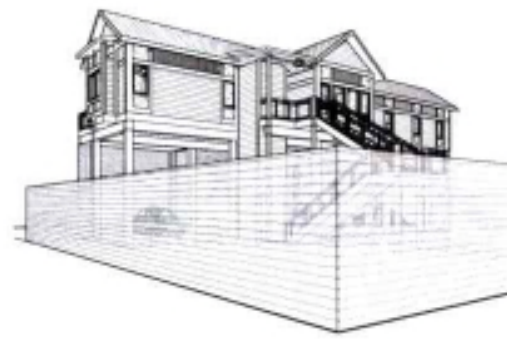
DATE	F.B.	PAGE	DESCRIPTION	ACAD BY	DRAWING DATE:	JOB NO.	SCALE:	SHEET NO.:
06/10/20	-	-	BOUNDARY	MELISSA	06/15/20	20337	1" = 30'	1 OF 1



1 DRIVE UP VIEW FROM SW



2 BIRD'S EYE VIEW FROM SW



3 WALK UP VIEW FROM NE

WINTER BEACH HOUSE



5 BIRD'S EYE VIEW FROM NW



4 FRONT YARD VIEW FROM SE



6 BACK YARD VIEW FROM NW

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
A0.0	COVER SHEET
A1.0	GROUND LEVEL FLOOR PLAN W/ POWER
A1.1	LIVING LEVEL DIMENSIONAL FLOOR PLAN
A1.2	LIVING LEVEL FURNITURE W/ POWER
A1.3	REFLECTED CEILING PLANS
A1.4	ROOF PLAN
A1.5	EXTERIOR ELEVATIONS
A1.6	INTERIOR ELEVATIONS & DETAILS
A1.7	SCHEDULES

WINTER BEACH HOUSE

CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME

COVER SHEET

WINTER

DATE: 06-11-2021

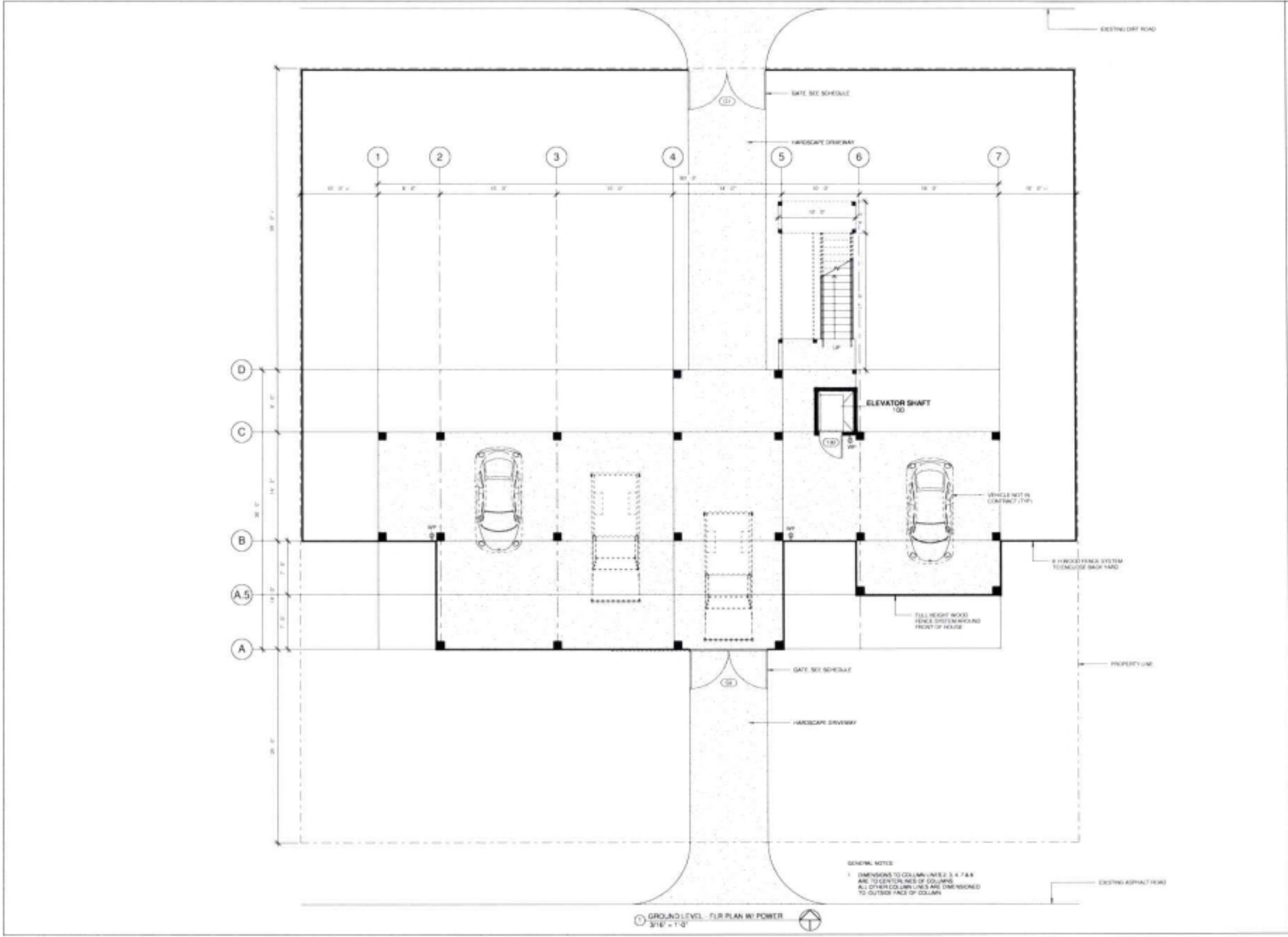
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CHECKED BY

SHEET NUMBER

A0.0

B.



WINTER BEACH HOUSE
 CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS

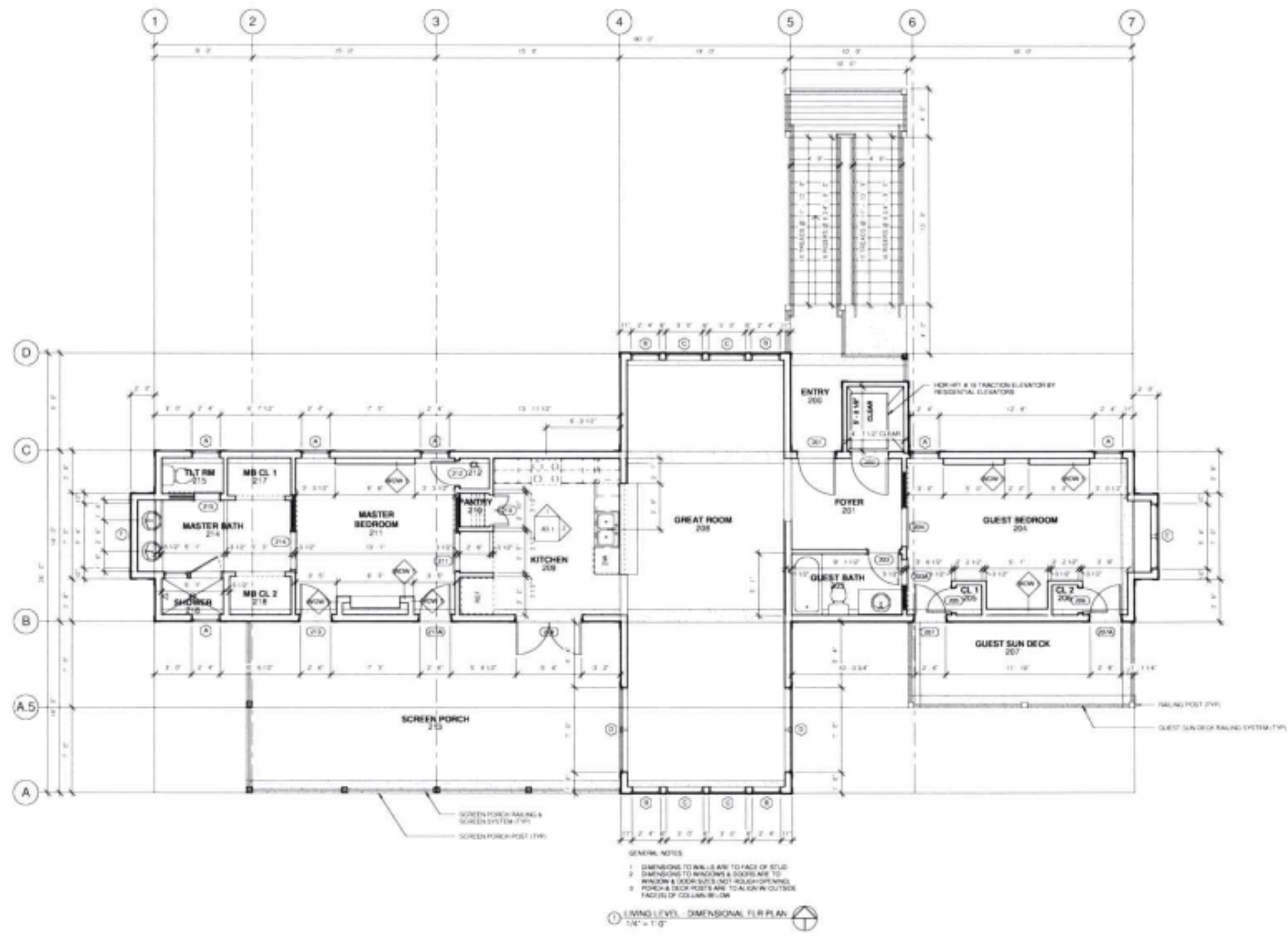
NO.	DATE	DESCRIPTION

SHEET NAME
**GROUND LEVEL -
 FLR PLAN W/
 POWER**

DATE: **WINTER
 06.14.2020**

DRAWN BY
 CHECKED BY
 SHEET NUMBER

A1.0



WINTER BEACH HOUSE
CARRABELLE, FL

SEAL/REGISTRATION

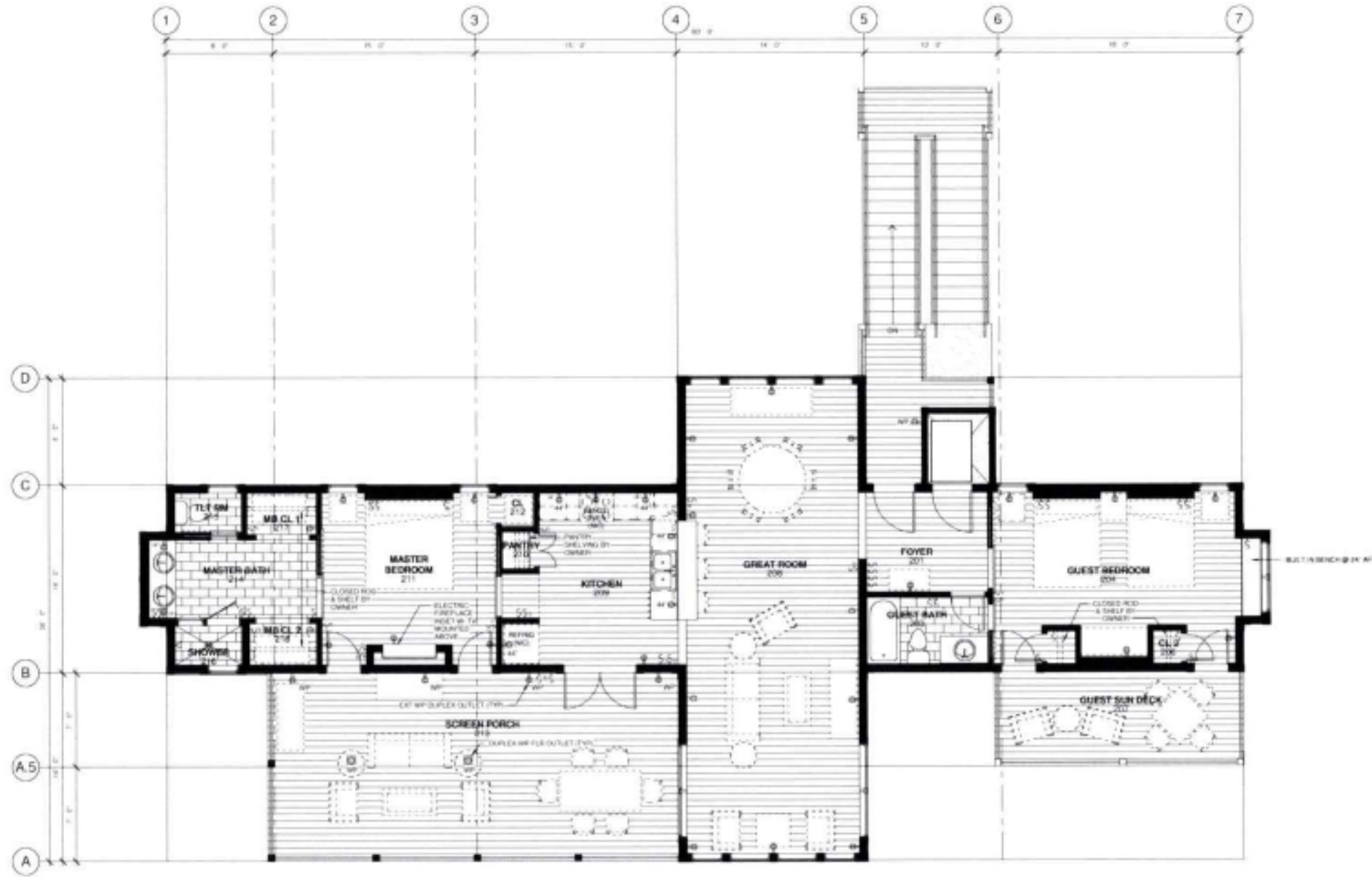
REVISIONS

NO	DATE	DESCRIPTION

SHEET NAME:
LIVING LEVEL - DIMENSIONAL FLOOR PLAN

DATE: WINTER 18-14-2020
DRAWN BY:
CHECKED BY:
SHEET NUMBER:

A1.1



GENERAL NOTES
 1. ALL FURNITURE (DASHES) NOT A CONTRACT

⊙ LIVING LEVEL - FLR PLAN W/ POWER
 1/4" = 1'-0"

WINTER BEACH HOUSE
 CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS

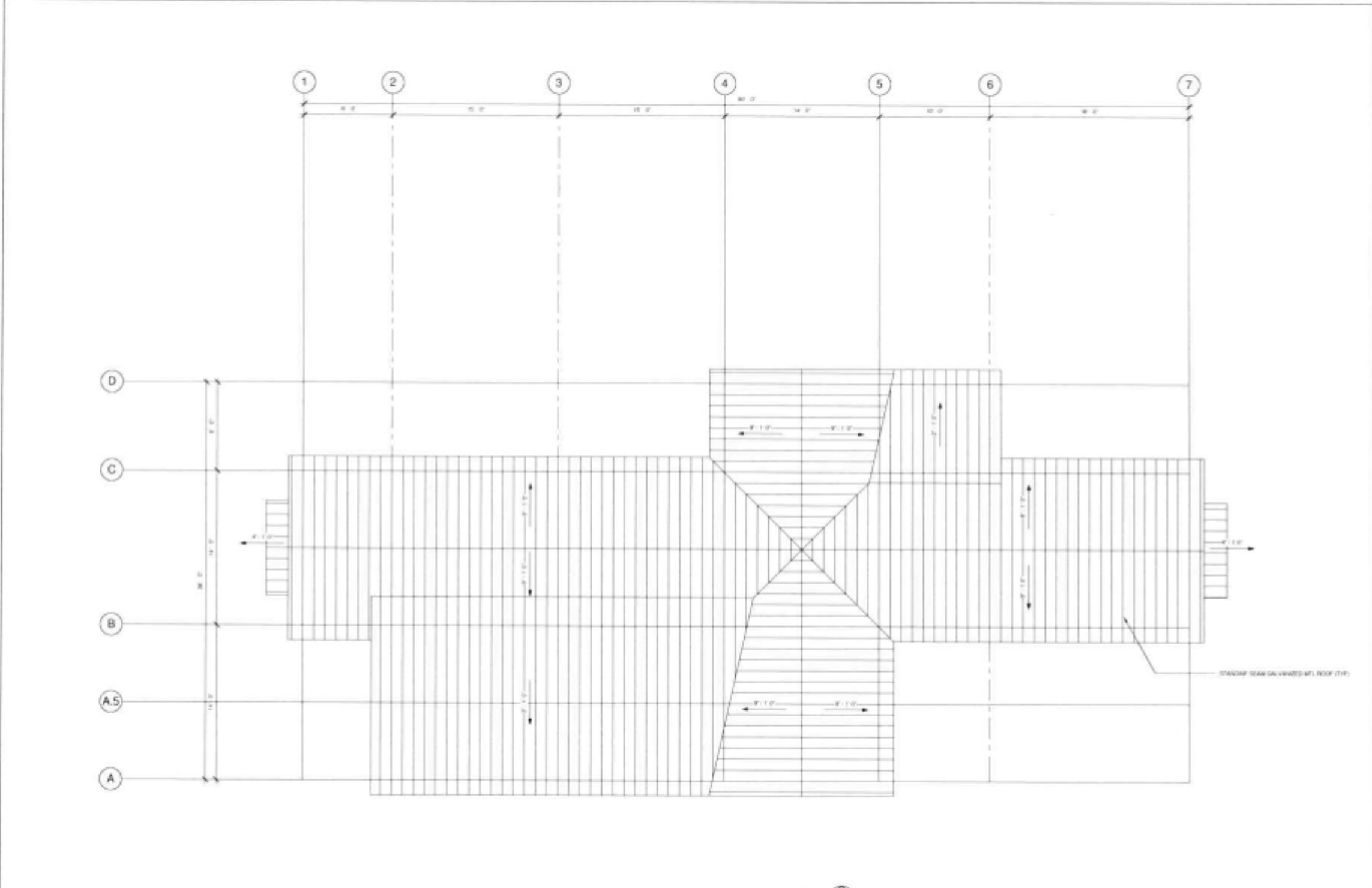
NO.	DATE	DESCRIPTION

SHEET NAME
 LIVING LEVEL -
 FLR PLAN W/
 POWER

DATE: WINTER
 06-14-2021
 DRAWN BY:
 CHECKED BY:
 SHEET NUMBER

A1.2

B.



WINTER BEACH HOUSE
CARRABELLE, FL.

SEAL/REGISTRATION

NO.	DATE	DESCRIPTION

SHEET NAME
ROOF PLAN

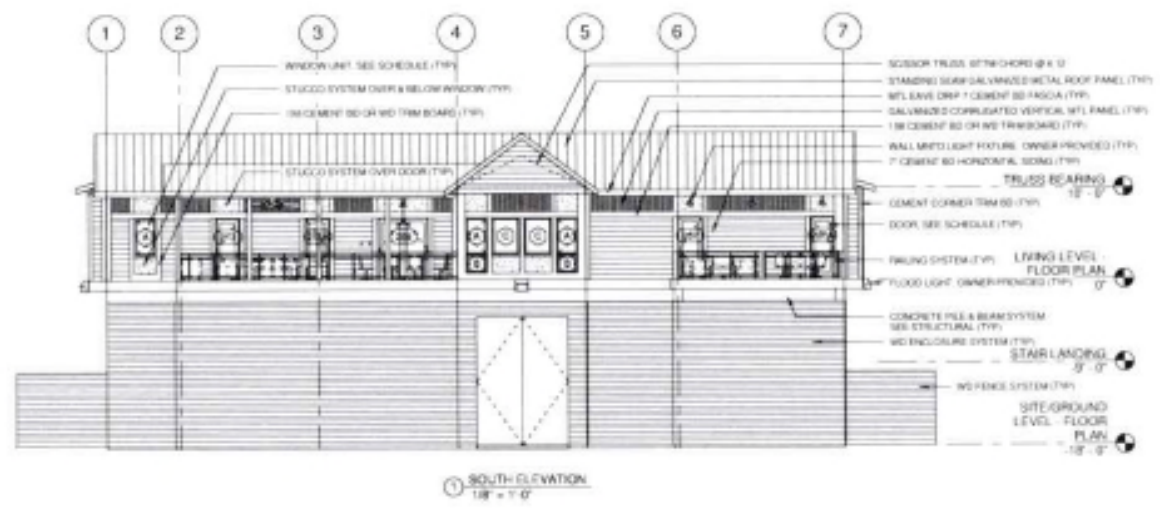
DATE: WINTER
06-14-2021

DRAWN BY
CHECKED BY

SHEET NUMBER

A1.4

① ROOF PLAN
1/4" = 1'-0"



WINTER BEACH HOUSE
CARRABELLE, FL

SEAL/REGISTRATION

NO.	DATE	DESCRIPTION

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 06-14-2021
DRAWN BY:
CHECKED BY:
SHEET NUMBER:

A2.1

DOOR SCHEDULE									
NUMBER	TYPE	WIDTH	HEIGHT	DR MTRL	DR FN	FR TYPE	FR MTRL	FR FN	REMARKS
190	A	3'-0"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
200	A	3'-0"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
201	B	3'-0"	6'-8"	FG	PAINT	A	WD	PAINT	
203	C	2'-8"	6'-8"	SCW	STAIN	A	WD	PAINT	
203A	D	2'-8"	6'-8"	SCW	STAIN	A	WD	PAINT	
204	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
205	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
206	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
207	E	2'-8"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
207A	F	2'-8"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
208	F	3'-4"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
210	G	2'-6"	6'-8"	SCW	STAIN	A	WD	PAINT	
211	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
212	C	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
213	E	2'-8"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
213A	E	2'-8"	6'-8"	FG	PAINT	A	COMPOSITE	PAINT	
214	D	3'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
215	D	2'-0"	6'-8"	SCW	STAIN	A	WD	PAINT	
01	01	10'-0"	8'-0"	WD					
02	02	10'-0"	14'-8"	WD					

DOOR SCHEDULE GENERAL NOTES

1.

DOOR SCHEDULE REMARKS

1.

WINDOW SCHEDULE							
TYPE	WIDTH	HEIGHT	FR MATERIAL	FR FINISH	GLASS	GLASS FINISH	REMARKS
A	2'-4"	4'-0"			INSUL	TINTED	
B	2'-4"	6'-8"			INSUL	TINTED	
C	3'-0"	4'-0"			INSUL	TINTED	
D	2'-8"	4'-0"			INSUL	TINTED	
E	3'-4"	4'-0"			INSUL	TINTED	
F	5'-4"	2'-0"			INSUL	TINTED	
H	2'-0"	3'-0"			INSUL	CLEAR	

WINDOW SCHEDULE GENERAL NOTES

1.

WINDOW SCHEDULE REMARKS

1.

FINISH SCHEDULE									
NUMBER	ROOM NAME	FLOOR	BASE	WALL	CLG MAT	CLG HT	TRIM	REMARKS	
190	ELEVATOR SHAFT	CCF-1							
200	ENTRY	DWD-1			WDC-1	10'-0"			
201	FOYER	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
203	GUEST BATH	CFT-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
204	GUEST BEDROOM	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
205	CL 1	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,4		
206	CL 2	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,4		
207	GUEST SUN DECK	DWD-1							
208	GREAT ROOM	WVP-1	WDB-1	GWB-1	WDC-1	SLOPED	WOT-1,2,4		
209	KITCHEN	WVP-1	WDB-1	GWB-1	GWB-1	8'-0"/10'-0"	WOT-1,2,4		
210	PANTRY	WVP-1	WDB-1	GWB-1	GWB-1	8'-0"	WOT-1,2,4		
211	MASTER BEDROOM	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
212	CL	WVP-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,4		
213	SCREEN PORCH	DWD-1			WDC-1	SLOPED			
214	MASTER BATH	DWD-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
215	TLRM	CFT-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,3,4		
216	SHOWER	CFT-1		CWT-1	GWB-1	10'-0"			
217	MB CL 1	CCF-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,4		
218	MB CL 2	CCF-1	WDB-1	GWB-1	GWB-1	10'-0"	WOT-1,2,4		

FINISH SCHEDULE REMARKS

1.

FINISH SCHEDULE LEGEND

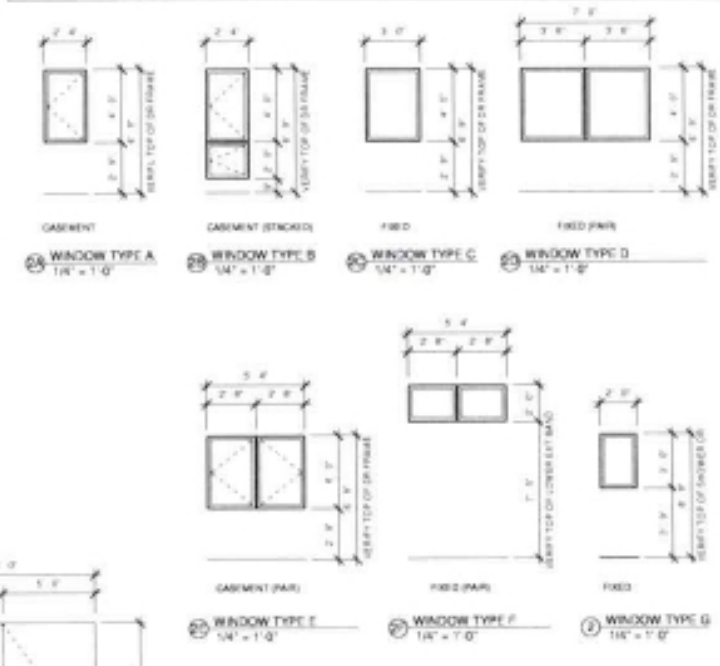
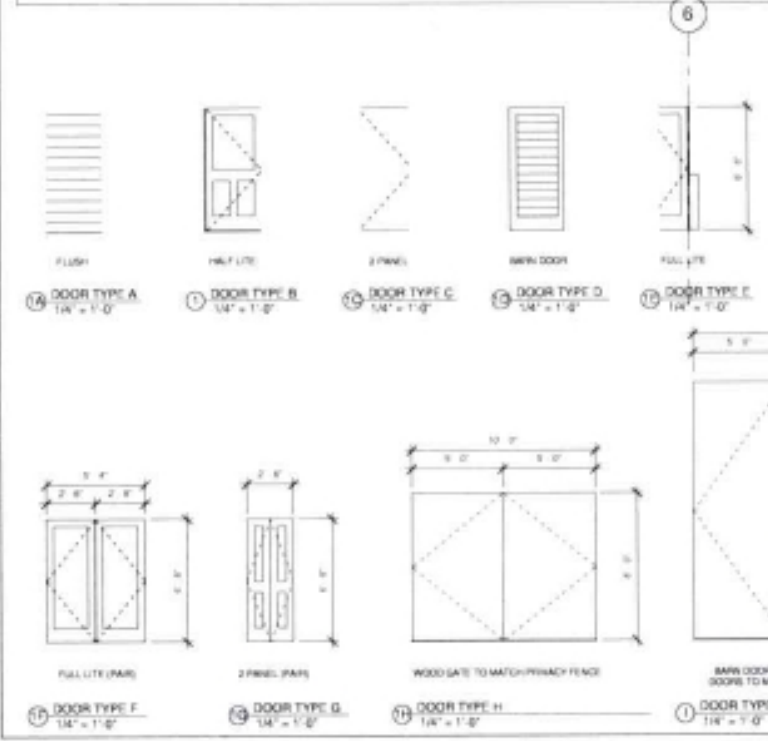
FLOOR	
CCF-1	CONCRETE (FINISH TO BE SELECTED BY OWNER)
DWD-1	EXTERIOR WOOD DECK 2x6 STAIN OR COMPOSITE DECK BY TRM ORIGINAL
WVP-1	WATERPROOF VAPL PLANK 5/12" SNAP LOCK COLOR SELECTED BY OWNER
CFT-1	DYNAMIC FLOOR TILE 12" X 24" COLOR TO BE SELECTED BY OWNER

BASE	
WDB-1	WOOD BASE 1 1/2" X 3/4" ROUND PAINT WHITE

WALL	
GWB-1	GYPSUM WALL BOARD
WDB-1	WOOD ACCENT WALL (HS HORIZONTAL STAIN)
CWT-1	CERAMIC WALL TILE 12" X 24" COLOR TO BE SELECTED BY OWNER

CEILING	
GWB-1	GYPSUM WALL BOARD
WDB-1	WOOD ACCENT CEILING (HS VERTICAL STAIN)

TRIM	
WOT-1	WOOD TRIM (HS WINDOW TRIM PAINT WHITE)
WOT-2	WOOD TRIM (HS DOOR TRIM PAINT WHITE)
WOT-3	WOOD TRIM (HS TRIM HEADRASHES DOOR/WINDOW PAINT WHITE)
WOT-4	WOOD TRIM (HS CEILING TRIM PAINT WHITE)



WINTER BEACH HOUSE
CARRABELLE, FL

SEAL/REGISTRATION

REVISIONS

NO	DATE	DESCRIPTION

SHEET NAME:
SCHEDULES

DATE: WINTER
06-12-2021

DRAWN BY:
CHECKED BY:

SHEET NUMBER:
A4.1