



**FRANKLIN COUNTY BOARD OF ADJUSTMENTS STAFF REVIEW INFORMATION
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

JUNE 03, 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.

PUBLIC NOTICE

1. Until further notice, there are no scheduled Board of Adjustment meetings. All Board of Adjustment 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.

BOARD OF ADJUSTMENT AGENDA ITEMS WILL BE PRESENTED ON TUESDAY, JUNE 16, 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 Board of Adjustment project on the agenda should use the conference call system by dialing **1-844-844-0014** and when prompted enter **540166#** *by 9:55 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.

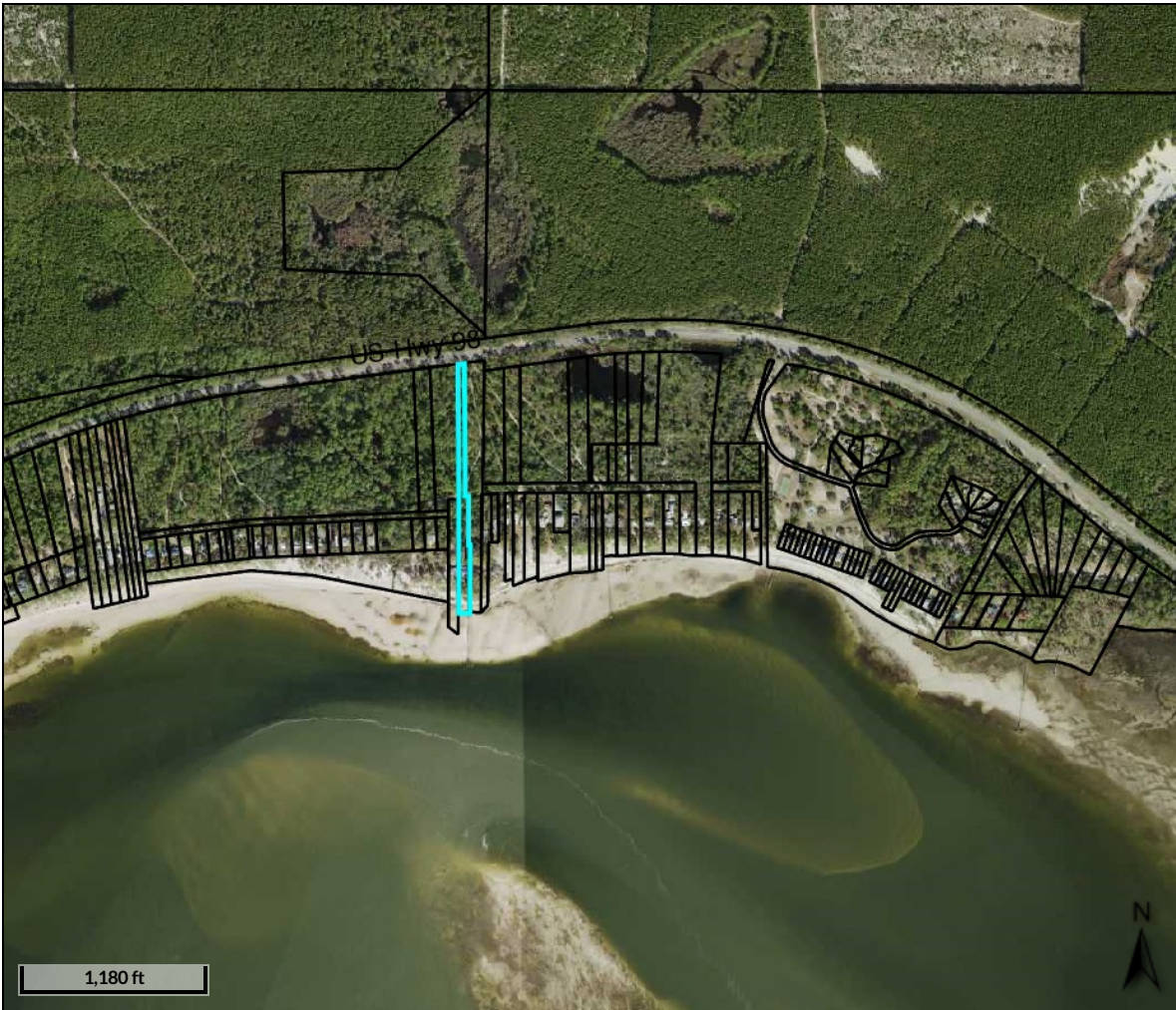
APPLICATIONS UNDER STAFF REVIEW

1. Consideration of a request to construct a Rock Revetment 46 feet into the Critical Habitat Zone and 10 feet into both side setbacks. Property described as 4374 St. Teresa Avenue, St. Teresa, Franklin County, Florida. Request submitted by Rhumblin Consultants agent for Russell Rainey, applicant.

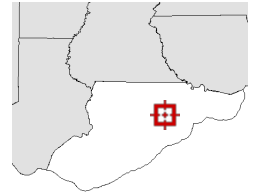
2. Consideration of a request to construct a Rock Revetment 46 feet into the Critical Habitat Zone and 10 feet into both side property lines. Property described as 4376 St. Teresa Avenue, St. Teresa, Franklin County, Florida. Request submitted by Rhumblin Consultants, agent for Edgar Moore, applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON OCTOBER 15, 2019 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.**



Overview



Legend

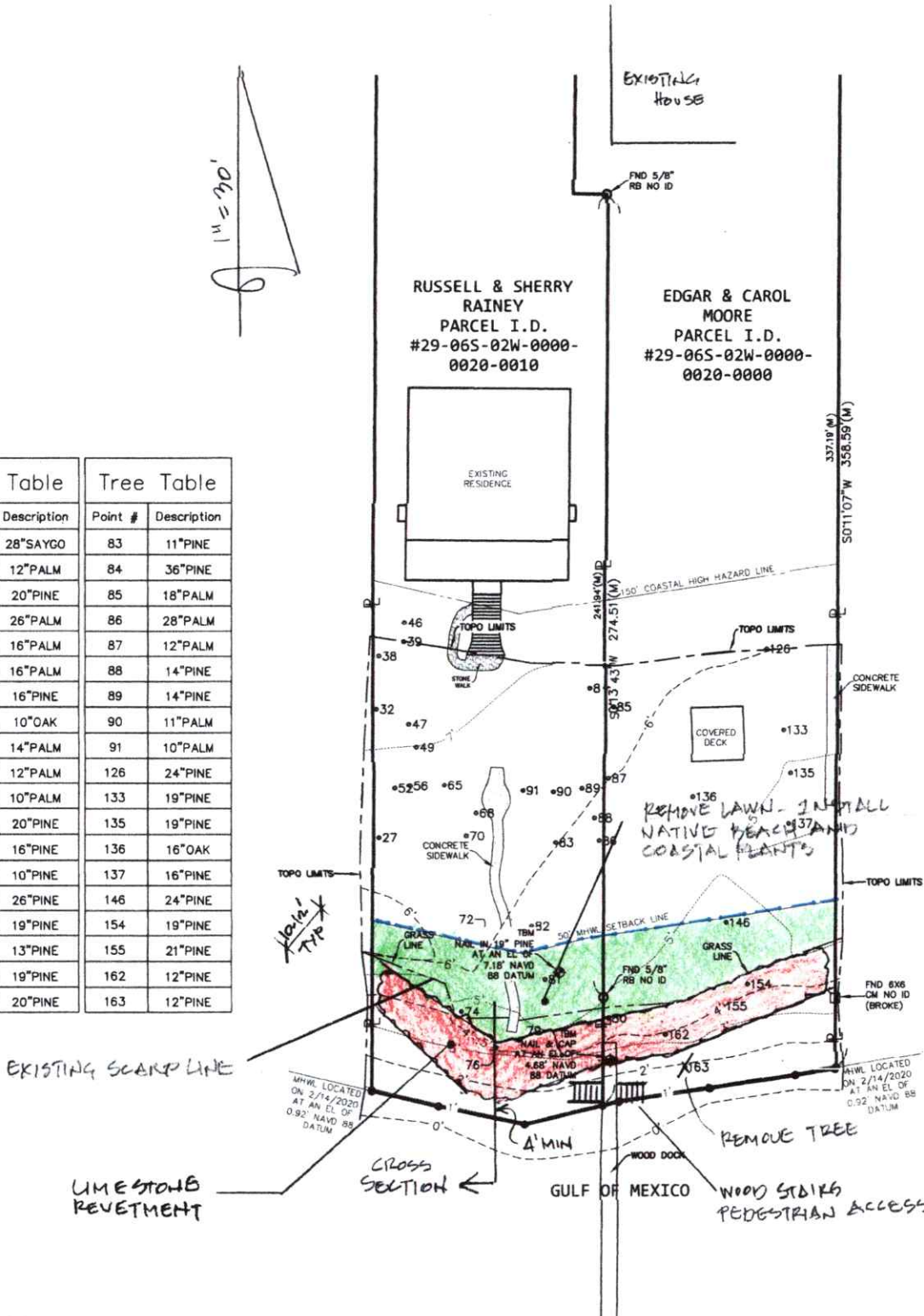
-  Parcels
-  Roads
-  City Labels

Parcel ID	29-06S-02W-0000-0020-0010	Alternate ID	02W06S29000000200010	Owner Address	RAINEY RUSSELL B & SHERRY C
Sec/Twp/Rng	29-6S-2W	Class	SINGLE FAM		4374 ST TERESA AVE
Property Address	4374 ST TEREASA AVE	Acreage	2.8		ST TERESA, FL 32346
District	1				
Brief Tax Description	A PARCEL FROM ROSE HOFFMAN				
	<i>(Note: Not to be used on legal documents)</i>				

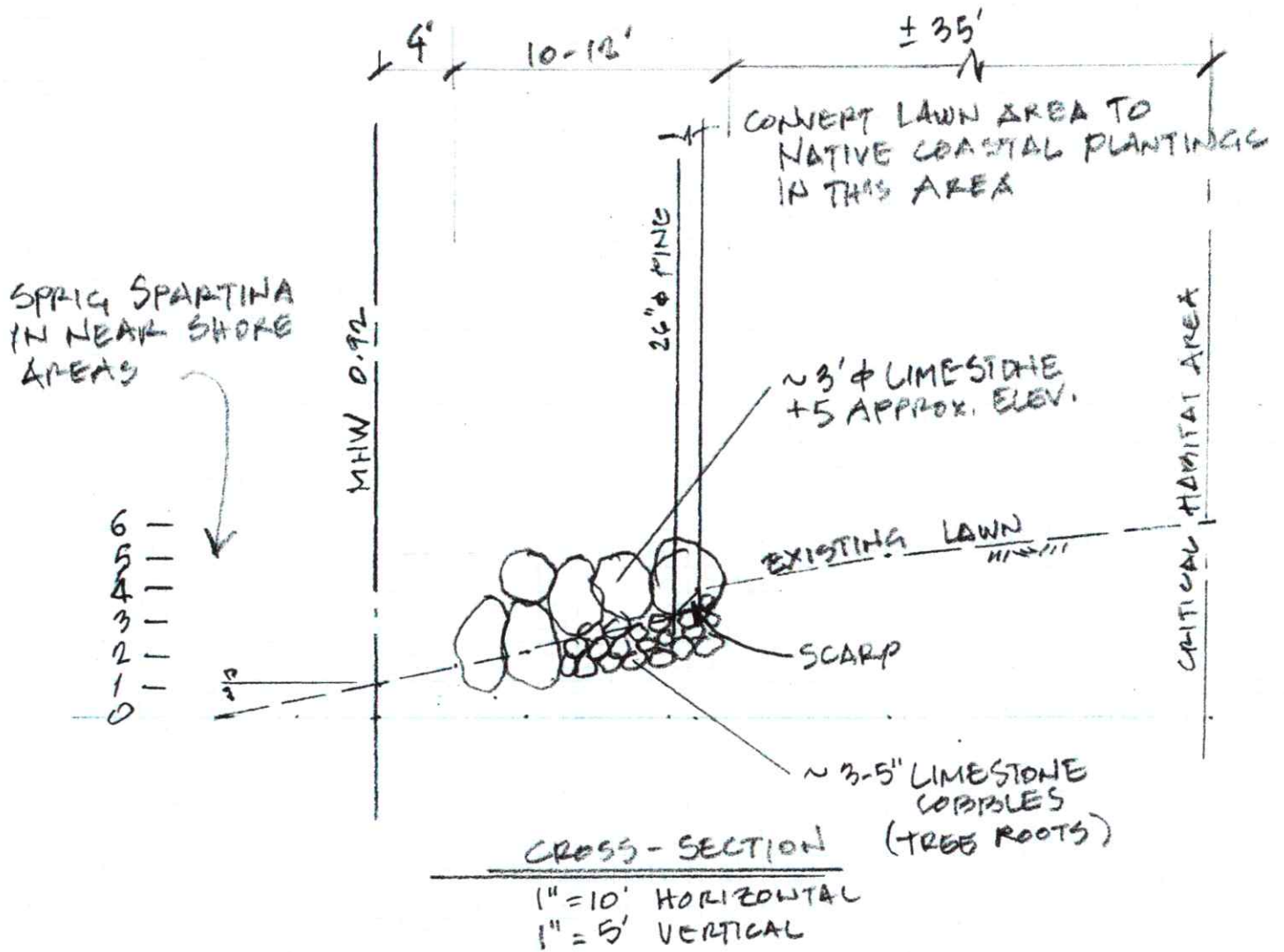
Date created: 3/12/2020
 Last Data Uploaded: 3/12/2020 7:40:48 AM

Developed by 

Tree Table		Tree Table	
Point #	Description	Point #	Description
27	28" SAYGO	83	11" PINE
32	12" PALM	84	36" PINE
38	20" PINE	85	18" PALM
39	26" PALM	86	28" PALM
46	16" PALM	87	12" PALM
47	16" PALM	88	14" PINE
49	16" PINE	89	14" PINE
52	10" OAK	90	11" PALM
56	14" PALM	91	10" PALM
65	12" PALM	126	24" PINE
68	10" PALM	133	19" PINE
70	20" PINE	135	19" PINE
72	16" PINE	136	16" OAK
74	10" PINE	137	16" PINE
76	26" PINE	146	24" PINE
79	19" PINE	154	19" PINE
80	13" PINE	155	21" PINE
81	19" PINE	162	12" PINE
82	20" PINE	163	12" PINE



- Notes:
1. Survey conducted 2/14/20 by Edwin Brown and Associates
 2. Construction to be conducted on both lots by the same contractor at the same time
 3. No sand will be removed from the beach
 4. Minimal sand will be provided for fill behind the revetment and will be compatible with the local sands



NOTES:
 PROFILE FROM SURVEYED DATA
 COBBLES TO BE USED AROUND TREE ROOTS.
 BOULDERS TO BE FULL DEPTH EVERYWHERE ELSE

Request:

The property owners, Dr. Rainey and Mr. Moore request the approval of the Franklin County Planning and Zoning Board of Adjustment and Appeals to construct a low-elevation limerock stone revetment above the mean high water line and within the Critical Habitat Zone on their properties. In addition, the owners will include the planting of appropriate beach appropriate vegetation replacing the existing St. Augustine lawn within the remainder of the 50-foot habitat conservation zone to restore this area with native vegetation. These planting will improve the habitat quality of this areas as well as add additional erosion protection. The owners will plant *Spartina* (Sp) sprigs within the inter-tidal zone (see graphics to follow).

Existing Condition:

Stingray Point is a prominent geographical feature of the St. Teresa waterfront. This headland is offset by Grassey Point to the east (Figure 1). These two points form the eastern and western bounds of the long crescent beach inside Alligator Harbor. Stingray Point is also the eastern headland bounded by Turkey Point which forms the crescent

beach of St. Teresa. As the headland, Stingray Point has anchored the two crescent shaped beaches for the recordable time frame.

Stingray Point is situated across the terminus of Alligator Point. Over the last few decades Alligator Point has continually extended and narrowed the opening between Stingray Point at the entrance of Alligator Harbor.



Figure 1 : Stingray point geomorpholgy

This area is particularly vulnerable to winds from the southwest. The shoreline is open to the Gulf here.

Dog Island reef provides some general protection from large waves however that feature is miles to the south. This part of the beach is or could be impacted by the closing of Alligator Harbor channel and increasing marginal currents created by tides running into and out of this embayment. Under certain wind and tide conditions these currents could increase dramatically, potentially causing greater beach erosion. As the tip of Alligator Point grows towards the north the northermost tip is migrating to the west of the point where these parcels are located. The aerial photograph shows the underwater bar. Sand moving north along the point is apparently being directed to the beaches to the west and not to the point as in the past. This may be part of the changing geomorphology that impacts a long-term sand supply to the beach around the Rainey parcel.

The result is the documented increased erosion of Stingray Point causing a loss of trees and submerged aquatic vegetation in the inter-tidal zone which has created a scarp above the mean high water mark at the tree line.

Proposed Solution:

The construction of a stone structure set above the mean high water and on the waterside of the large, mature trees will increase the ability of this point to continue to act as a headland reduce the potential for erosion at this location as well as in the near reaches either side of this point (Figure 3). The proposed design includes a row of larger guard stone (approximately 3-foot diameter stone) set to hold smaller (3-inch diameter cobbles) which will be placed within and among the root system pines. The smaller rock would then be covered with the larger guard stone. In areas where there are no tree roots the large stone will extend the full depth of the revetment, about 10'. The height of the stone revetment would be approximately one foot above the existing scarp or about 5' (see plan and profile sketches provided).

The critical habitat zone, behind the rock revetment would be reworked to transition the existing lawn to a zone planted with plants more associated with those that are typically found in the coastal habitat zone. Transitional plantings of *Spartina* (Sp) will be incorporated into the inter-tidal zone in-front of the two properties to re-establish the protective vegetative buffer waterward of the stone structure.



Figure 2 Coastal impacts at Stingray Point

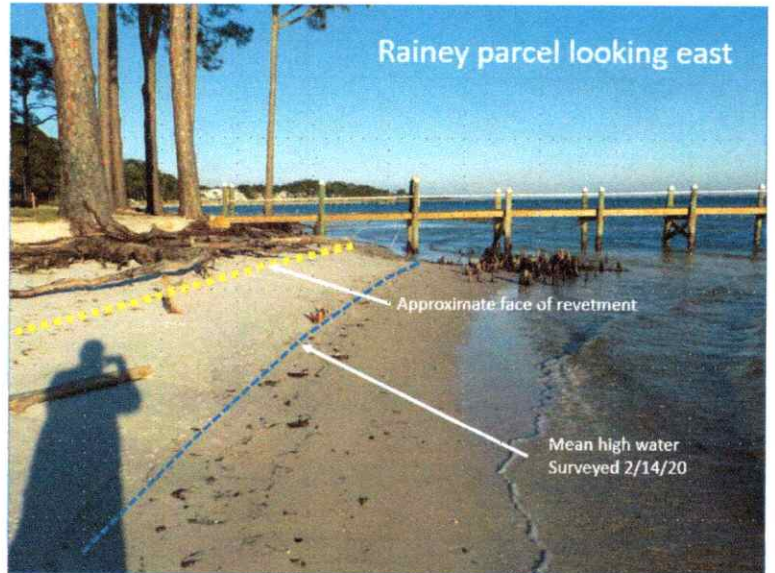
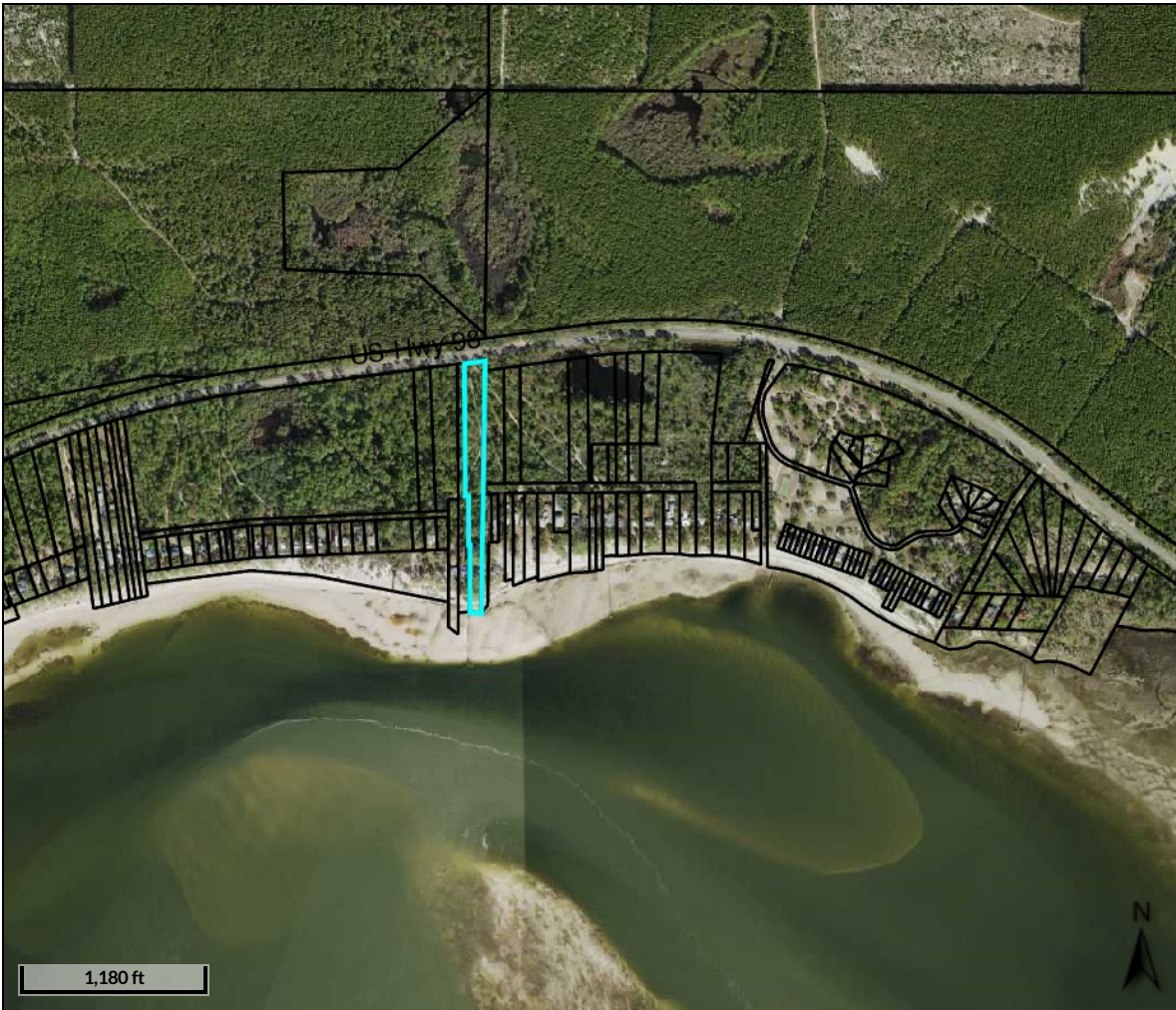
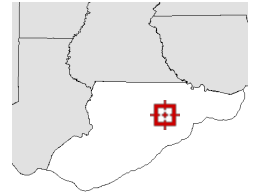


Figure 3 Proposed face of revetment and mean high water line



Overview



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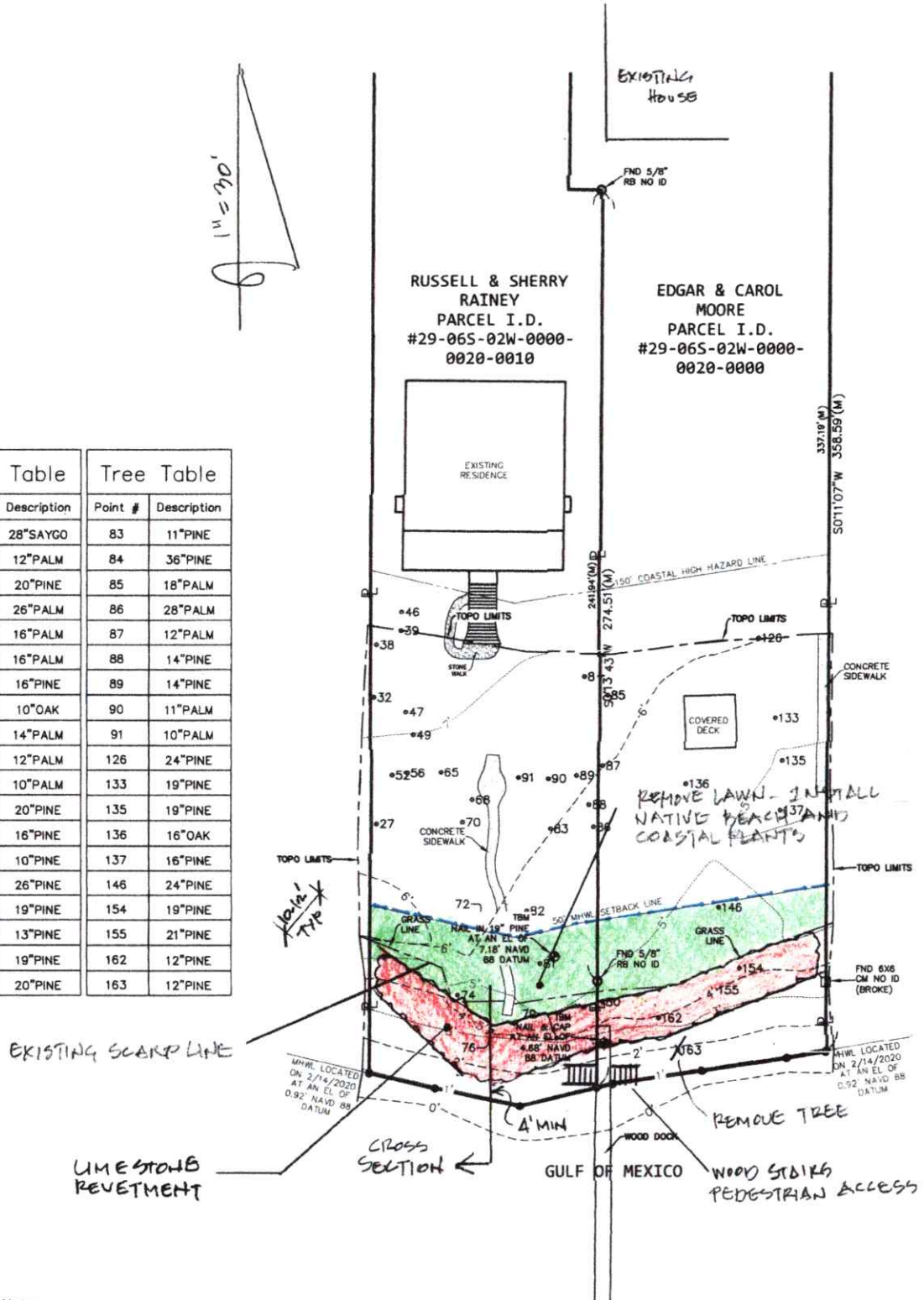
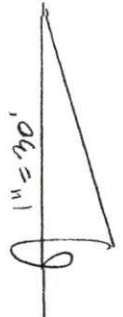
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Parcel ID	29-06S-02W-0000-0020-0000	Alternate ID	02W06S29000000200000	Owner Address	MOORE EDGAR M & CAROL H
Sec/Twp/Rng	29-6S-2W	Class	SINGLE FAM		3871 WEST MILLER'S BRIDGE RD
Property Address	4376 ST. TERESA AVE	Acreage	3.29		TALLAHASSEE, FL 32312
District	1				
Brief Tax Description	A PARCEL FROM ROSE				
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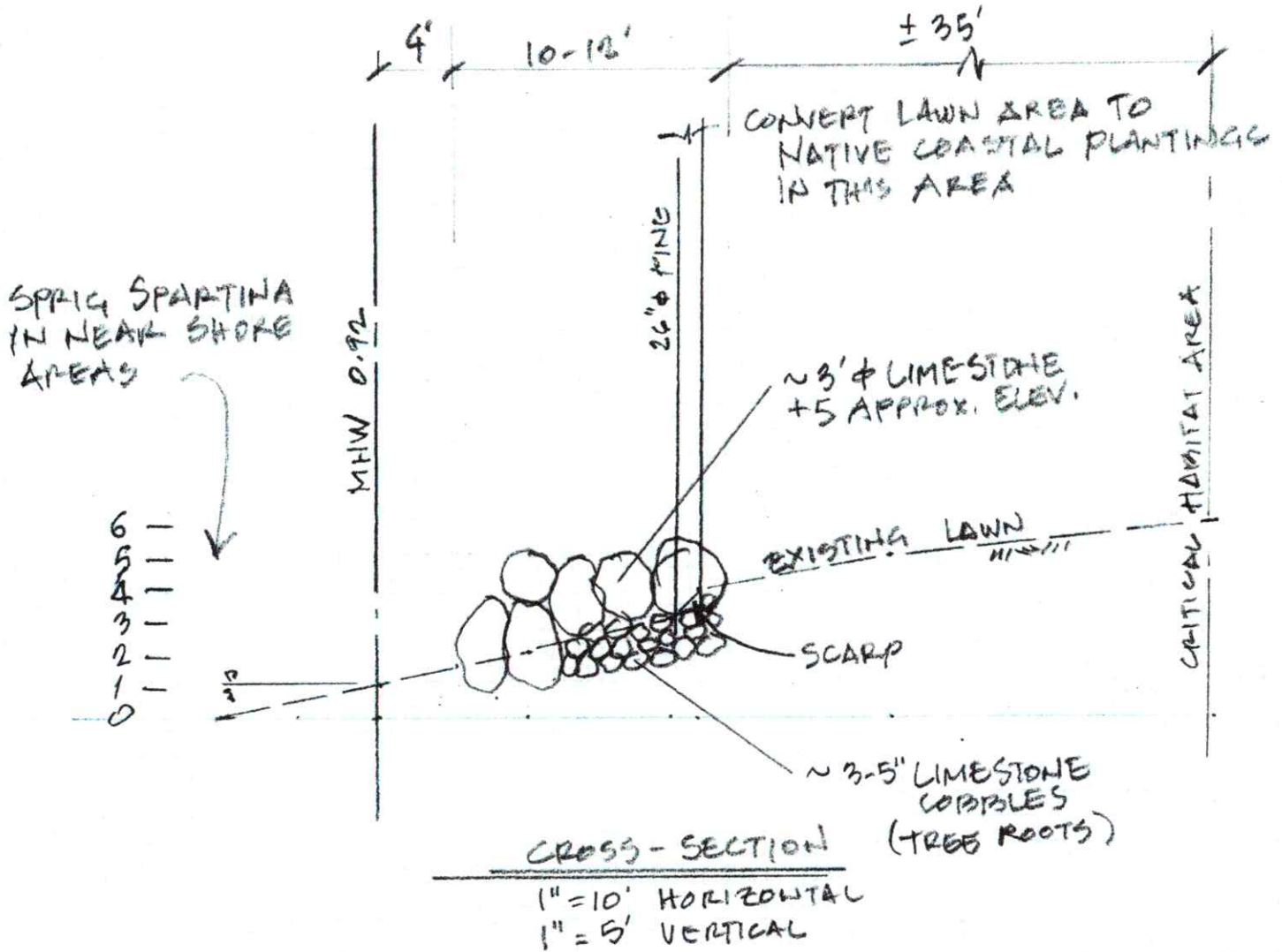
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Rhumblin Consultants PLLC			
Tel 850.545.9436 ken@rlconsultants.net	1700 N. Monroe St Ste 11-285 Tallahassee, FL 32303	William K. Jones PE FL Registration No. 39523	

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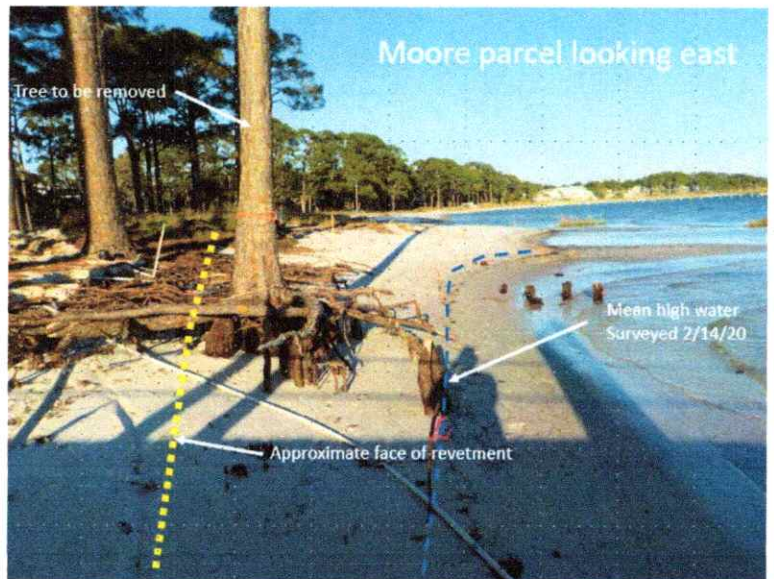


Figure 3 Proposed face of revetment and mean high water on Moore's Property