



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

JANUARY 06, 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.

PUBLIC NOTICE

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 Advisory Board of Adjustment regular meeting will be conducted via Zoom. Those wanting to participate 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.

This meeting is being held via Zoom and all attendees are muted by default. To join via computer, use the following link on the meeting date and time: <https://zoom.us/j/92400806621>

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 Webinar ID: 924 0080 6621.

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.

Approval of Minutes

Variance Requests

- A. CONSIDERATION OF A REQUEST FOR A 20 FOOT VARIANCE FOR A WELL AND SEPTIC FROM THE 100 FOOT COUNTY REQUIREMENT. PROPERTY DESCRIBED AS 170 BEACON STREET, CARRABELLE BEACH, FRANKLIN COUNTY, FLORIDA. . REQUEST SUBMITTED BY LINDA PARKER, APPLICANT. (STATE MINIMUM SETBACK FROM WELL AND SEPTIC IS 75 FEET)

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON JANUARY 19, 2021 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

COURTHOUSE ANNEX, COMMISSION MEETING ROOM

DECEMBER 02, 2020

10:00 AM

MINUTES

MEMBERS PRESENT: MITCH GRINER, LARRY HALE, BEN HOUSTON, ATTORNEY MICHAEL SHULER & AMY HAMM-KELLY, ZONING AND FLOODPLAIN ADMINISTRATOR

Prior to presenting Agenda items, Amy Hamm-Kelly, Zoning and Floodplain Administrator discussed the need to appoint a Chair and Vice Chair of the Board of Adjustment. Member Vance Millender resigned October 2020. Member Mitch Griner made a motion to allow council to propose a candidate for chair. Attorney Michael Shuler advised that the selection of Chair and Vice Chair resides with the Board members and not the attorney emphasizing that it is a non-delegatable duty. Member Mitch Griner nominated himself as Chair which was 2nd by Member Ben Houston. All in favor (Mitch Griner, Ben Houston, & Larry Hale). Motion Carried. Member Ben Houston nominated himself for Vice Chair, which was 2nd by Larry Hale. All in favor (Mitch Griner, Ben Houston, & Larry Hale). Motion Carried.

Variance Requests

A. CONSIDERATION OF A REQUEST FOR A VARIANCE TO CONSTRUCT A 100' X 8' ROCK REVETMENT ON THE SHORELINE OF THE APALACHICOLA RIVER AND 8' X 93' ALONG THE SHORELINE OF A PRIVATE CANAL ALONG AN EXISTING DILAPIDATED SEAWALL. THE ROCK REVETMENT WILL NOT BE ANY STEEPER THAT A RATIO OF TWO HORIZONTAL TO ONE VERTICAL (2/1 RATIO) AND WILL EXTEND 8 FEET FROM THE SEAWALL. PROPERTY DESCRIBED AS 11 BIG OAKS, APALACHICOLA, FRANKLIN COUNTY, FLORIDA. STATE AND FEDERAL PERMITS ATTACHED FOR THE 100' X 8' SECTION AND WILL BE CONTINGENT UPON RECEIVING THE STATE AND FEDERAL PERMIT FOR THE 93' X 8' PORTION. REQUEST SUBMITTED BY GARLICK ENVIRONMENTAL ASSOCIATES, AGENT FOR CLAY PALM, APPLICANT.

Discussion: Mr. Burdette made a correction on site plan. The dark line is a dilapidated seawall and instead of replacing the seawall they determined it would be better to use a rock revetment for a more natural habitat. Certain material from original seawall will be salvaged and used in certain places on seawall.

MOTION TO APPROVE MADE BY LARRY HALE, 2ND BY BEN HOUSTON. ALL IN FAVOR. NONE OPPOSED. MOTION CARRIED

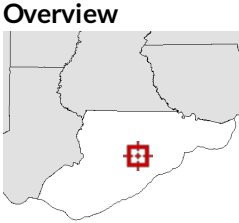
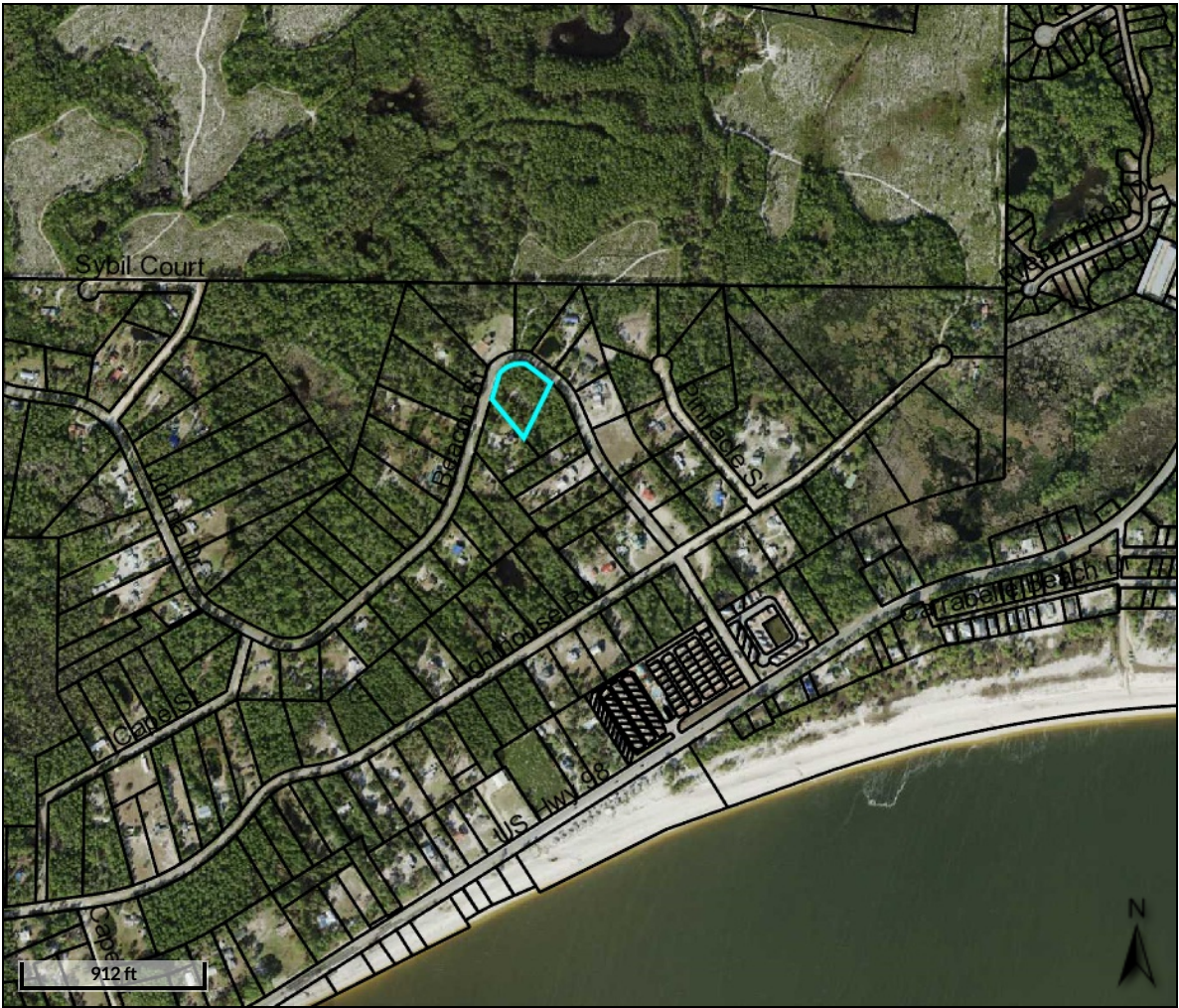
B. CONSIDERATION OF A REQUEST TO CONSTRUCT A ROCK REVETMENT 50 FEET INTO THE CRITICAL HABITAT ZONE ALONG THE BANK OF THE RIVER AND 10 FEET INTO THE WEST SIDE SETBACK ON PROPERTY DESCRIBED AS 1530 HIGHWAY 98 WEST, CARRABELLE, FRANKLIN COUNTY, FLORIDA. REQUEST SUBMITTED BY KEITH COX, AGENT FOR JANICE MARLENE SMITH, APPLICANT.

ITEM B FOR MR. KEITH COX WAS OFFICIALLY WITHDRAWN AND WILL BE PRESENTED TO THE BOARD AT A LATER DATE.

MEETING ADJOURNED AT 10:14AM



A.



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	25-07S-05W-1001-0000-0470	Alternate ID	05W07S25100100000470	Owner Address	PARKER WILLIAM L & LINDA R
Sec/Twp/Rng	25-7S-5W	Class	VACANT		1860 HARBOR RD
Property Address	170 BEACON ST CARRABELLE BCH	Acreage	1.34		CARRABELLE, FL 32322
District	1				
Brief Tax Description	LIGHTHOUSE RIDGE ESTATES				

(Note: Not to be used on legal documents)

Date created: 12/9/2020
 Last Data Uploaded: 12/9/2020 7:42:32 AM

Developed by Schneider
 GEOSPATIAL



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: Linda Parker
MAILING ADDRESS: 170 Beacon St. City/State/Zip: Carrabelle Fl. 32322
PHONE #: _____ CELL #: 850-210-3541 EMAIL: latida41@gmail.com

AGENT'S NAME: _____
MAILING ADDRESS: _____ City/State/Zip: _____
PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 170 Beacon St.
Lot/s: 47 Block: _____ Subdivision: Lighthouse Ridge Estates Unit: V-1
Parcel Identification #: 25-075-05w-1001-0000-0470.

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: _____
CONSIDERATION OF A REQUEST FOR A 20 FOOT VARIANCE FOR A WELL AND SEPTIC FROM THE 100 FOOT COUNTY REQUIREMENT. (STATE MINIMUM IS 75 FEET)

ADVISORY BOARD OF ADJUSTMENT DATE: WEDNESDAY, JANUARY 6, 2021 @ 10:00 AM

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

BOARD OF COUNTY COMMISSION MEETING DATE: TUESDAY, JANUARY 19, 2021 @ 10:00 AM
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: **DEADLINE: 12/9/2020 BY NOON**

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.

Waste ONE <w1.wasteone@gmail.com>

Board of Adjustment Application

1 message

amyk@franklincountyflorida.com <amyk@franklincountyflorida.com>
To: Waste ONE <w1.wasteone@gmail.com>

Tue, Nov 24, 2020 at 3:05 PM

Hey Uncle Mike:

The application will need to be completed and returned with the following:

- Site Plan showing the well & septic 80 Feet apart
- \$250.00 check made payable to Franklin County
- Deadline to Submit: Wednesday, December 9, 2020 by noon.

The Board of Adjustment Meeting will be Wednesday, January 6, 2021 @ 10:00 AM via Zoom

The Board of County Commissioners Meeting will be Tuesday, January 19, 2021 @ 10:00 AM

Thank you! Love you guys!

Sincerely,

Amy M. Kelly, CFM

Zoning & Floodplain Administrator

34 Forbes Street, Suite 1

Apalachicola, FL 32320

850-653-9783, Ext. 167

850-653-9799 FAX

amyk@franklincountyflorida.com

PLEASE ALLOW FROM 7-10 BUSINESS DAYS TO COMPLETE ANY PERMITTING REQUEST RECEIVED BY EMAIL. FLORIDA BUILDING CODE ALLOWS 30 BUSINESS DAYS FOR A COMPLETED APPLICATION. MANAGEMENT.

WE WILL NO LONGER ACCEPT INCOMPLETE PERMIT OR CONTRACTOR'S REGISTRATION APPLICATIONS. ALL FORMS, NOTICES, ETC. SHALL BE SUBMITTED IN A SINGLE EMAIL OR FILE. IF YOU HAVE A FILE THAT IS LARGER THAN 10MB PLEASE NOTIFY OUR OFFICE AND WE WILL ACCEPT IT VIA DROP BOX LINK. THIS IS TO HELP MAKE OUR OFFICE'S PROCESS MORE EFFICIENT.

A.

E-Mail addresses are public records under Florida Law and are not exempt from Public Records requirements. If you do not want your email address to be subject to being released pursuant to a public records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

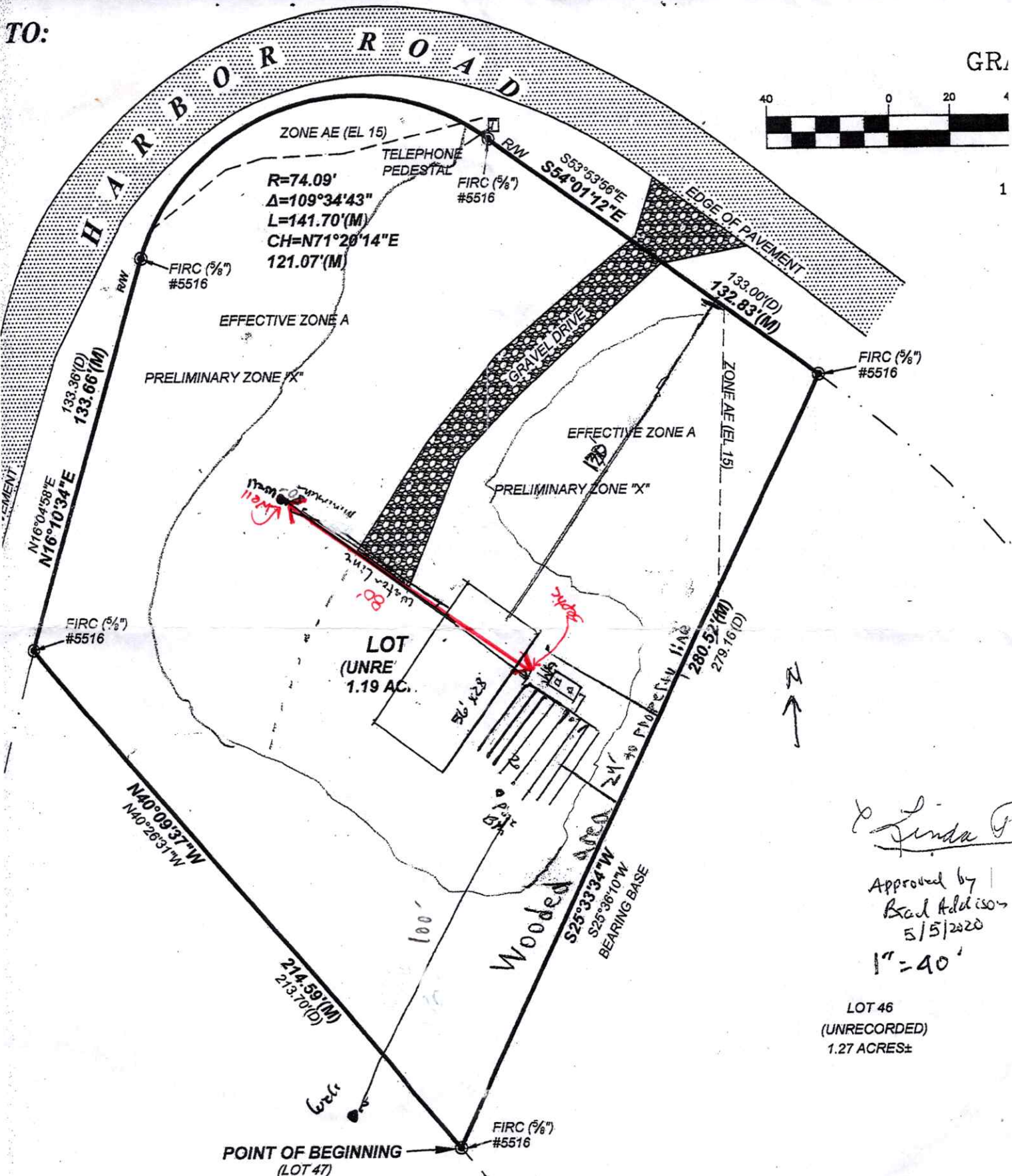
 BOAApplication Linda Parker.pdf
89K

For Rodney Lindsey w/

A.

TO:

GR.



R=74.09'
Δ=109°34'43"
L=141.70'(M)
CH=N71°20'14"E
121.07'(M)

EFFECTIVE ZONE A
PRELIMINARY ZONE "X"

EFFECTIVE ZONE A
PRELIMINARY ZONE "X"

LOT
(UNRE)
1.19 AC.

Wooded Area
S25°33'34"W
S25°36'10"W
BEARING BASE

Linda G

Approved by
Bad Add 150
5/5/2020

1"=40'

LOT 46
(UNRECORDED)
1.27 ACRES±

POINT OF BEGINNING
(LOT 47)

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

April 9, 2020

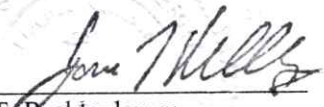
Legal Description of a 1.19 Acre Tract
Certified To: Linda R. Parker

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

LOT 47 (UNRECORDED)

Commence at the Northwest corner of Section 36, Township 7 South, Range 5 West, Franklin County, Florida and run South 00 degrees 00 minutes 12 seconds East 471.89 feet to the Northerly right-of-way boundary of Light House Road, thence run North 80 degrees 56 minutes 55 seconds East along said Northerly right-of-way boundary 738.17 feet, thence leaving said Northerly right-of-way boundary run North 00 degrees 00 minutes 12 seconds West 470.00 feet, thence run North 60 degrees 10 minutes 29 seconds East 1033.33 feet, thence run East 435.00 feet, thence run North 49 degrees 42 minutes 28 seconds East 1310.00 feet, thence run North 40 degrees 26 minutes 31 seconds West 285.00 feet to an iron rod and cap (marked #5516), thence run North 57 degrees 06 minutes 55 seconds East 228.95 feet to an iron rod and cap (marked #5516), thence run North 40 degrees 07 minutes 35 seconds West 150.76 feet to an iron rod and cap (marked #5516) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 40 degrees 09 minutes 37 seconds West 214.59 feet to an iron rod and cap (marked #5516) lying on the Easterly right-of-way boundary of Harbor Road, thence run North 16 degrees 10 minutes 34 seconds East along said right-of-way boundary 133.66 feet to an iron rod and cap (marked #5516) marking a point of curve to the right having a radius of 74.09 feet, through a central angle of 109 degrees 34 minutes 43 seconds, for an arc distance of 141.70 feet, chord being North 71 degrees 20 minutes 14 seconds East 121.07 feet to an iron rod and cap (marked #5516), thence run South 54 degrees 01 minutes 12 seconds East along said right-of-way boundary 132.83 feet to an iron rod and cap (marked #5516), thence leaving said right-of-way boundary run South 25 degrees 33 minutes 34 seconds West 280.52 feet to the POINT OF BEGINNING containing 1.19 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper Florida
Certificate No: 4261

04-774 lot 47