

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA

WEDNESDAY, AUGUST 2, 2017 10:00 AM
FRANKLIN COUNTY COURTHOUSE ANNEX
34 FORBES STREET, APALCHICOLA, FLORIDA



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.

1. Approval of the minutes of the meeting held, Wednesday, June 7, 2017, as mailed.
2. Consideration of a request for a variance to install a 210 foot vinyl vertical seawall 25 feet into the Critical Habitat Zone and a 10 foot variance on both side property lines to connect to existing seawalls and place sand within 43 feet within the Critical Habitat Zone on the waterward side of the seawall. There will be a boardwalk that will connect to an already approved dock. The property is located in Section 36, Township 8 South, Range 7 West, 109 South Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental Agency, Dan Garlick, agent, Jessica Lewis Garcia, applicant.
3. Consideration of a request for a variance to construct a house 3 feet into the front setback and a set of stairs 4' into the north side property setback on Lots 11 & 12, Block 1, Southern Dunes, Unit 1, 14 Tarpon Street, Alligator Point, Franklin County, Florida. Request submitted by Salty Dog Construction, Stan Brown, agent, Janice Thomas, applicant.
4. Consideration of a request to construct a 430 linear foot vinyl seawall into the 50 foot Critical Habitat Zone on property lying in Section 29, Township 9 South, Range 6 West, located to the west of 41 West Bayshore Drive, St. George Island, Franklin County, Florida. Request Submitted by Garlick Environmental Associates, agent for HLS Property Management, LLC, applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON AUGUST 8, 2017 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.**

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Jessica Lewis Garcia

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE: 29° 43' 45.04"

LONGITUDE: 84° 53' 48.20"

SECTION: 36 TWSHP: 8 South RNG: 7 West

JOB: 16-089

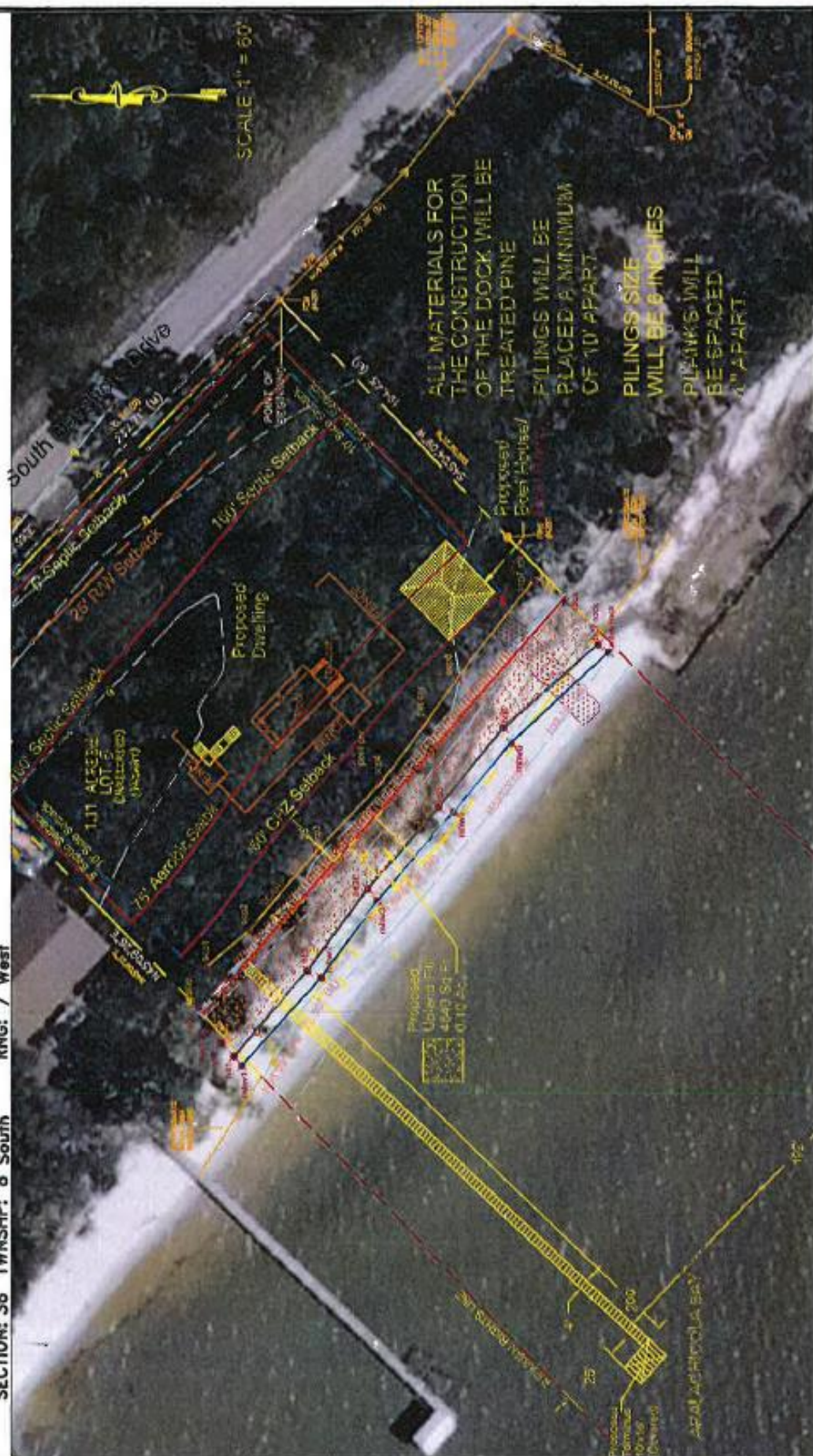
DEP:

COE:

OTHER:

DATE: June 13, 2017

SHEET: 2/4





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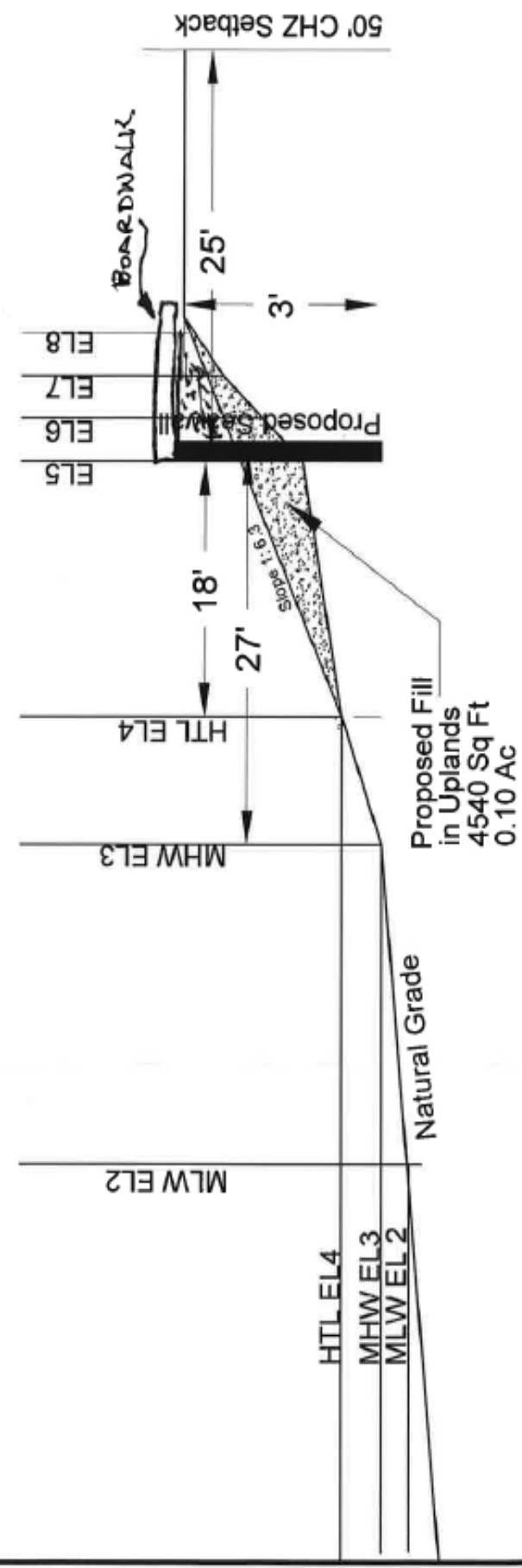
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PURPOSE: Development Feasibility Assessment
PROJECT LOCATION / USGS: Eastpoint / Franklin County
LATITUDE: 29° 43' 45.04"
LONGITUDE: 84° 53' 46.20"

JOB: 16-069
DEP:
COE:
OTHER:
DATE: June 13, 2017
SHEET: 4a/4

SECTION: 36 TOWNSHIP: 8 South RING: 7 West

**Cross Section
Proposed Fill
Not to Scale**





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JOB: 16-069

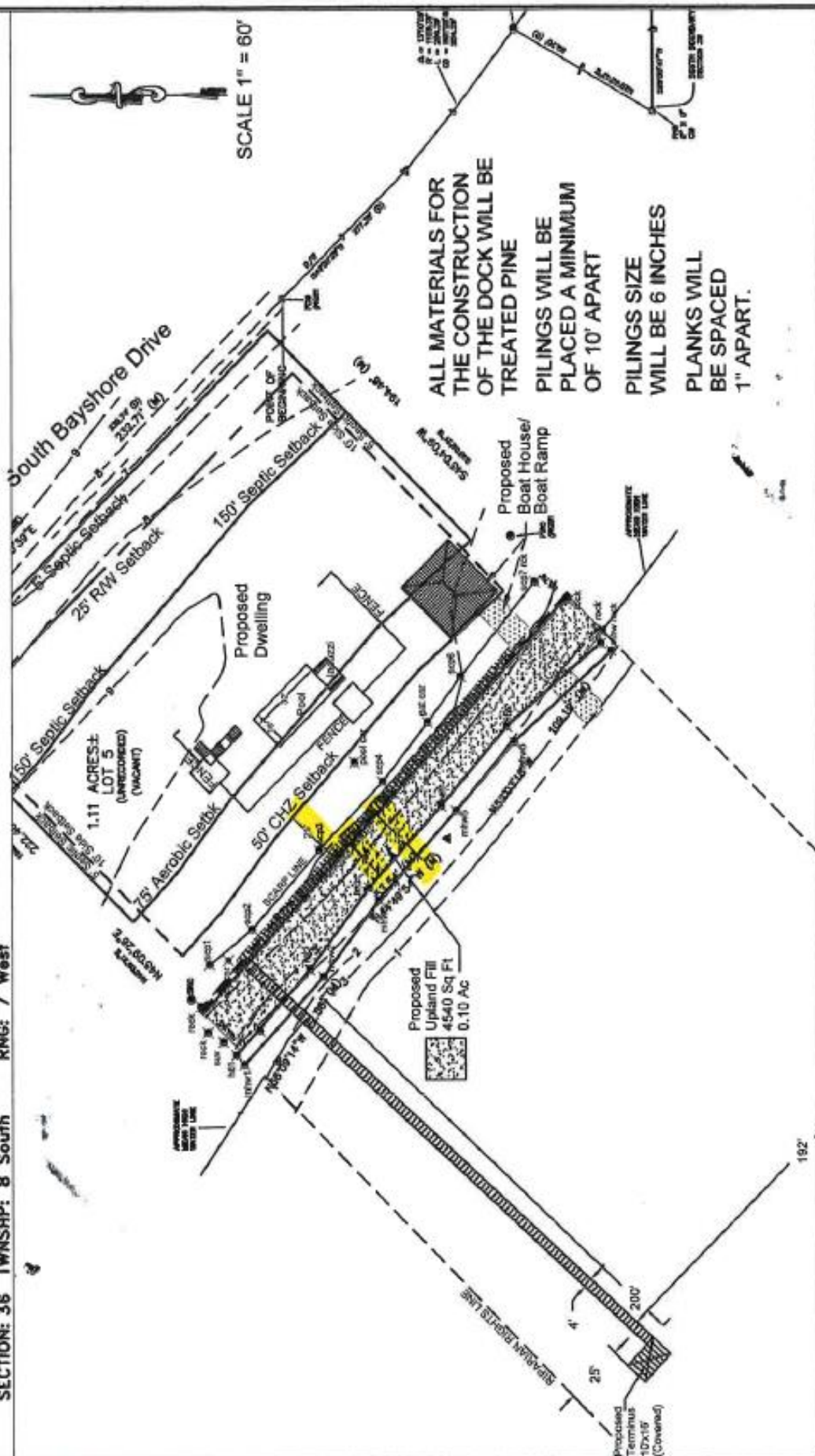
DEP:

COE:

OTHER:

DATE: June 13, 2017

SHEET: 3/4



ALL MATERIALS FOR THE CONSTRUCTION OF THE DOCK WILL BE TREATED PINE
PILINGS WILL BE PLACED A MINIMUM OF 10' APART
PILINGS SIZE WILL BE 6 INCHES
PLANKS WILL BE SPACED 1" APART.



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LB No. 7415

APPLICANT/CLIENT: Jessica Lewis Garcia

WATERBODY/CLASS: Apalachicola Bay/Class II/OFW/A.P.

PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE: 29° 43' 45.04"

LONGITUDE: 84° 53' 46.20"

JOB: 16-069

DEP:

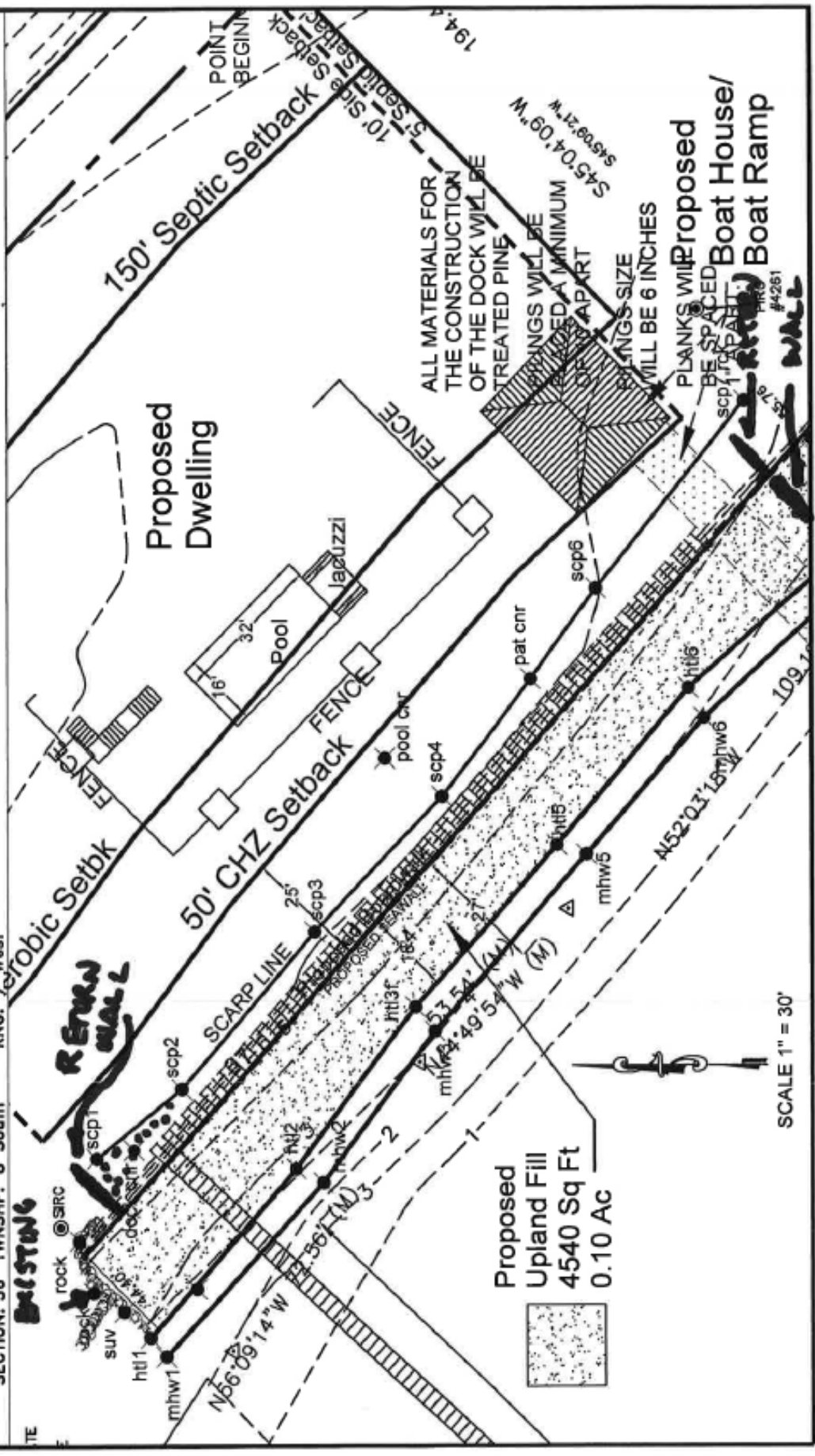
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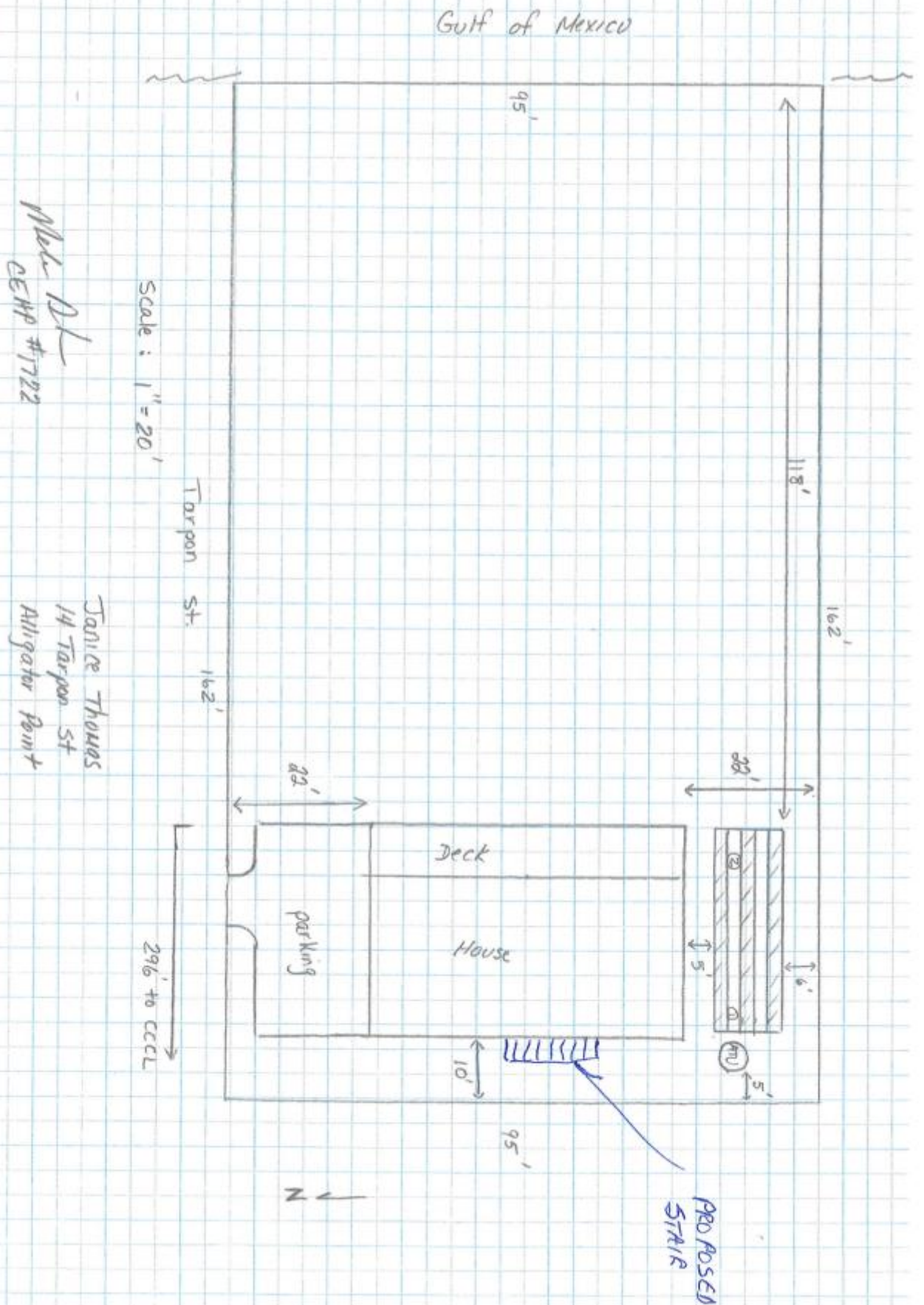
DATE: June 13, 2017

SHEET: 3a/4

SECTION: 36 TOWNSHIP: 8 South RING: 7 West



SCALE 1" = 30'





Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	28-06S-01W-1051-0011-1300	Alternate ID	01W06S28105100111300	Owner Address	HARRIS MONICA M & BILLY HARRIS
Sec/Twp/Rng	28-6S-1W	Class	VACANT		1348 LITTLE MCCALL
Property Address	56 LAKEVIEW DR	Acreage	0.2		GUYTON, GA 31312
District	1				
Brief Tax Description	QQQT 1 BL 11 LOT 130				

(Note: Not to be used on legal documents)

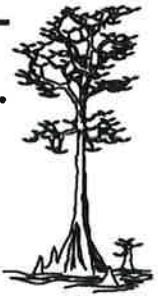
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Last Data Uploaded: 5/24/2017 9:04:27 AM



Developed by
The Schneider Corporation

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: HLS Property Mgt LLC
 WATERBODY/CLASS: 4th Street Canal
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: St George Island - Franklin County
 LATITUDE: 29° 39' 48.98"
 LONGITUDE: 84° 52' 12.35"

JOB: 17-071
 DEP:
 COE:
 OTHER:
 DATE: July 19, 2017
 SHEET: 3/4

SECTION: 29 TOWNSHIP: 9 South RNG: 6 West

