

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA

WEDNESDAY, NOVEMBER 1, 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, October 4, 2017, as mailed.
2. Consideration of a request for a variance from Franklin County's minimum lot size "one acre rule." Lot 7, SOUTHWEST CAPE, A REPLAT OF SOUTH SHOALS VILLAGE, according to the Plat thereof as recorded in Plat Book 10, Page 51, of the Public Records of Franklin County, Florida ("Lot 7") presently consists of a part lying South of Tom Roberts Road that is 0.394 acres +/- and a part lying North of Tom Roberts Road that is 0.708 acre +/- . Franklin county just purchased from the property owner all of the SW Cape Subdivision South of Tom Roberts Road, except for the part of Lot 7 South of that road, which is also presently a paved road known as South Shoals Court. The property owner is willing to convey to Franklin County all of that part of Lot 7 South of Tom Roberts Road, but only if the remainder of Lot 7 lying North of Tom Roberts Road (0.708 acre +/-), receives a variance from the county's minimum lot size "one acre rule" and that remainder of Lot 7 lying North of Tom Roberts Road (0.708 acre +/-) will not be deemed unbuildable as a result of being approximately 7/10s of an acre and less than one full acres as a result of this conveyance to Franklin County, Florida. The variance would be perpetual, transferable by the property owner, and would run with the land (i.e. that remainder of Lot 7 lying North of Tom Roberts Road (0.708 acre +/-).
3. Consideration of a request to construct a house (Footprint = 1458 sq ft) 18 feet into the Western side Critical Habitat Zone setback and 3 feet into the front (Southside setback) and a variance to place a swimming pool 38 feet into the Western side of Critical Habitat Zone setback on property described as Lot 1, Block 57, Unit 5, St. George Island Gulf Beaches.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON NOVEMBER 21, 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.**



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7315-0057-0010	Alternate ID	06W09S29731500570010	Owner Address	BLACKBURN BILLY G & JUDY P
Sec/Twp/Rng	29-9S-6W	Class	VACANT		340 BRUCE STREET
Property Address	355 BRUCE ST	Acreage	n/a		ST GEORGE ISLAND, FL 32328
District	1				
Brief Tax Description	UNIT 5 BL 57 LOT 1				

(Note: Not to be used on legal documents)

Date created: 10/18/2017
 Last Data Uploaded: 10/17/2017 9:59:04 PM



Developed by
 The Schneider Corporation

ST. GEORGE SOUND

LEGEND

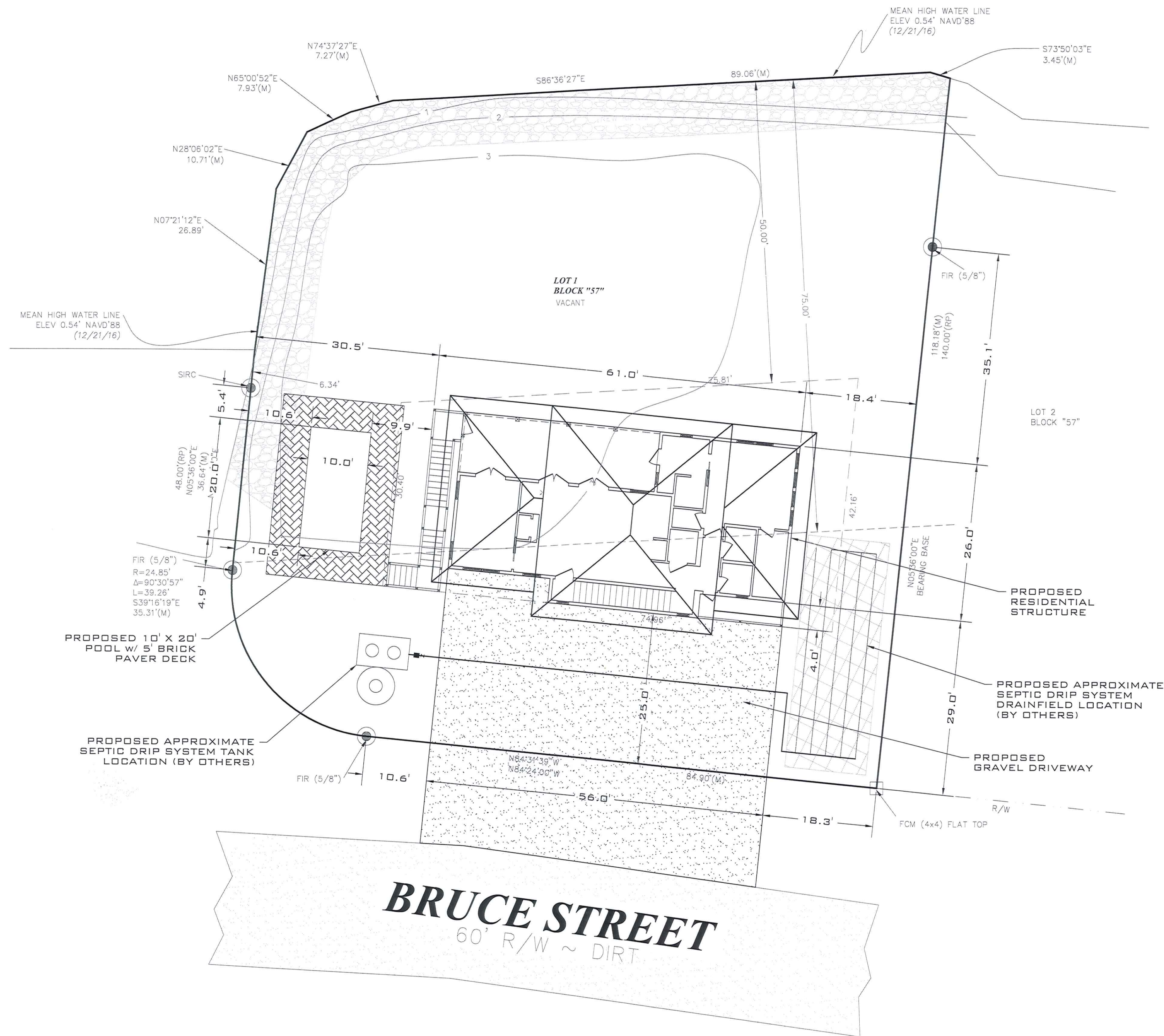
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
	POINT NOT SET OR FOUND
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND
RND	ROUND
CM	CONCRETE MONUMENT

HOWELL STREET
90' R/W ~ NOT CONSTRUCTED

AREA TABLE		
PROPOSED RES. STRUCTURE	1556.0	SF
PROPOSED GRAVEL DRIVEWAY	1654.6	SF
PROPOSED POOL & POOL DECK	600.00	SF
TOTAL IMPERVIOUS AREA	2156.00	SF
TOTAL PARCEL AREA	11948.77	SF
IMPERVIOUS AREA PERCENT	18.04	%

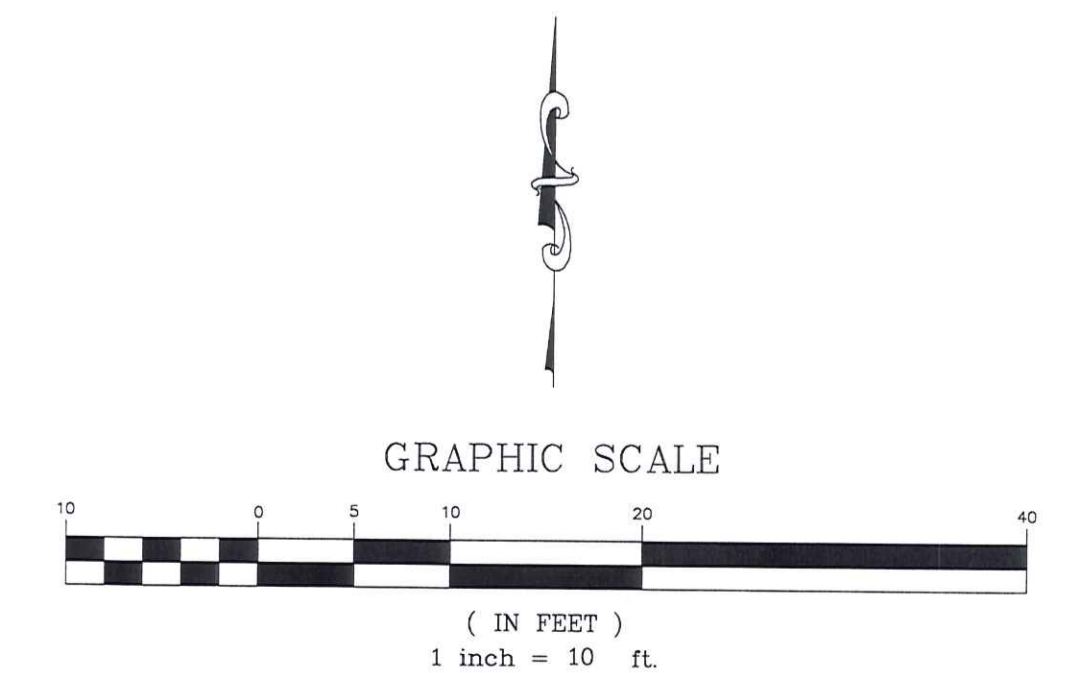
NOTES:

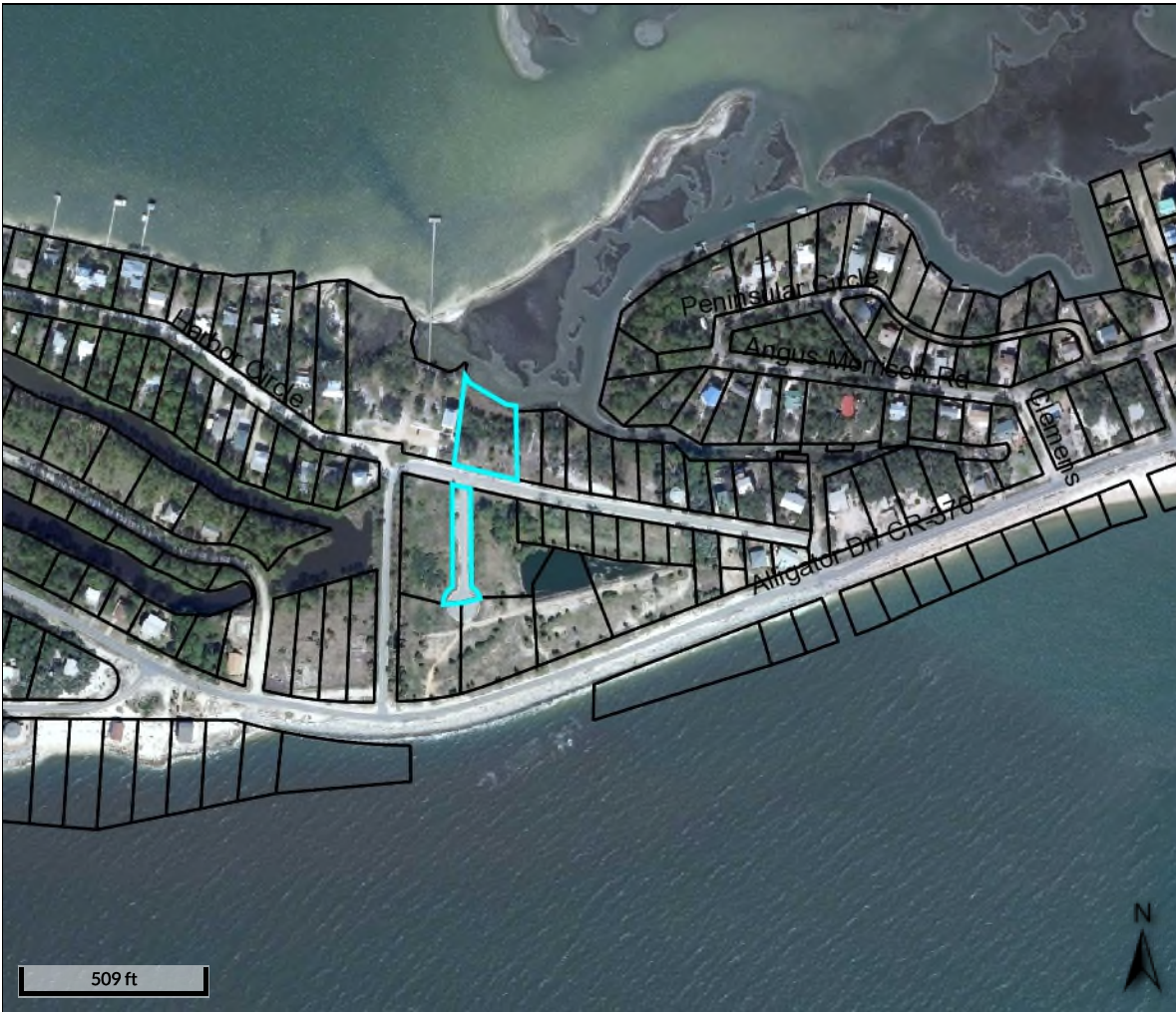
- REFER TO ARCHITECTURAL PLANS FOR ALL FINAL HOUSE DIMENSIONS PRIOR TO ANY SITE WORK.
- THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION.
- THIS SITE PLAN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF THE DESIGN. NO WETLAND DELINEATION OR TITLE COMMITMENT WAS PROVIDED TO SCE FOR THE PURPOSES OF THIS DESIGN.
- THE OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF THE POOL TO COMPLY WITH LOCAL SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION.
- SEPTIC DRIP SYSTEM SHOWN ON THIS SITE PLAN SHALL BE CONSIDERED CONCEPTUAL. THE EXACT SEPTIC SYSTEM SIZE & LOCATION SHALL BE VERIFIED PRIOR TO ANY WORK.



SITE PLAN

SCALE: 1" = 10'





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	06-07S-01W-1002-0000-0070	Alternate ID	01W07S06100200000070	Owner Address	CAPITAL CITY BANK
Sec/Twp/Rng	--	Class	VACANT		C/O SPECIAL ASSETS DEPT.
Property Address		Acreage	0.344		PO.BOX 900
					TALLAHASSEE, FL 32302

District 7
Brief Tax Description SOUTHWEST CAPE, LOT 7 PB 10/
 (Note: Not to be used on legal documents)

Date created: 10/18/2017
 Last Data Uploaded: 10/17/2017 9:59:04 PM



Developed by
 The Schneider Corporation