

**FRANKLIN COUNTY**  
**ADVISORY BOARD OF ADJUSTMENT AGENDA**

WEDNESDAY, DECEMBER 6, 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.**

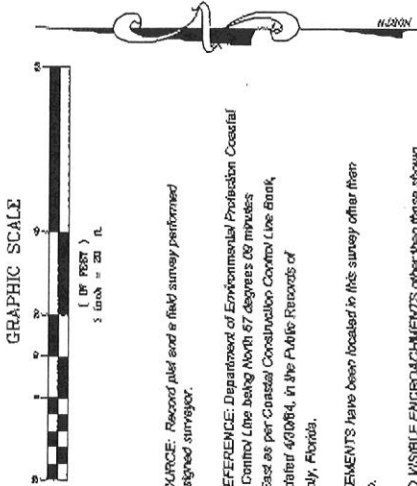
1. Approval of the minutes of the meeting held, Wednesday, November 1, 2017, as mailed.
2. Consideration of a request to construct a vinyl retaining wall 6 feet into the east and west side property lines on Lot 35, Peninsular Point, Unit 7, 1037 Gulf Shore Boulevard, Alligator Point, Franklin County, Florida. Request submitted by Dale Crowson, agent for Alfredo Menendez, applicant.

**THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON DECEMBER 19, 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.**

Site Plan - Al Menendez  
 1037 Gulf Shores Blvd.  
 Alligator Pt., FL 32346

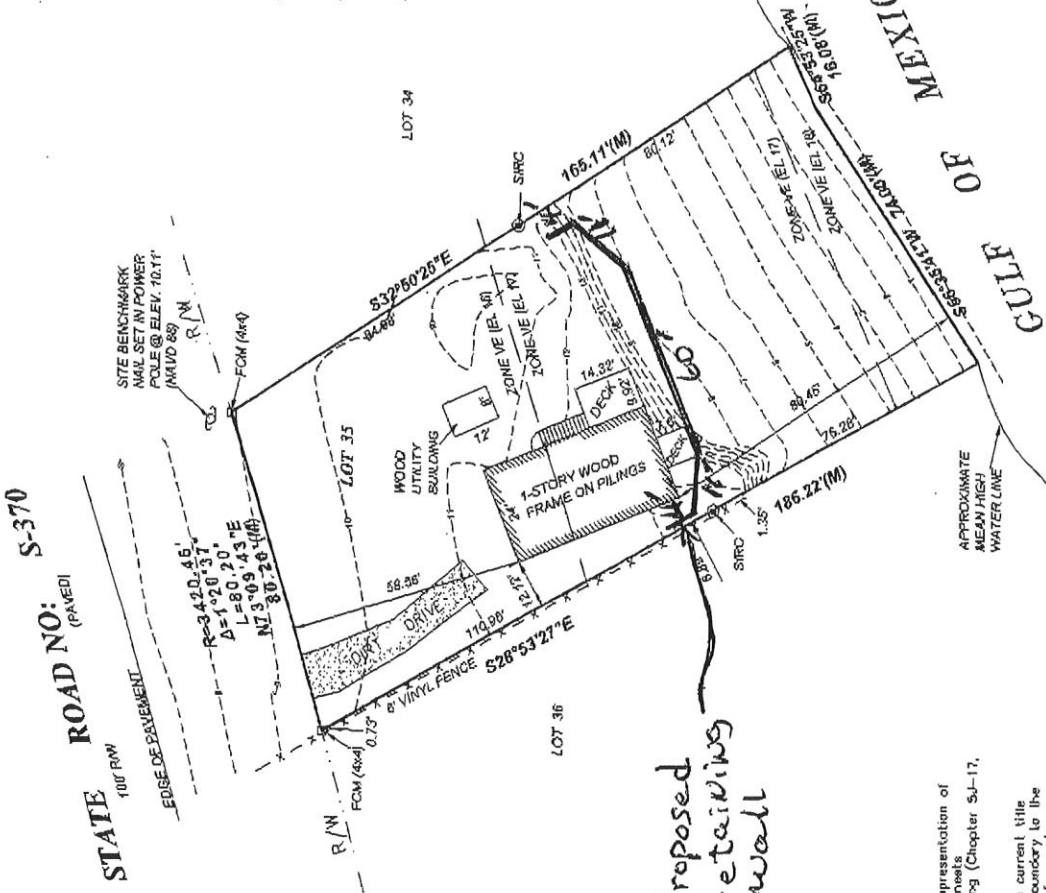
PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 ALFREDO MENEDEZ



NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Department of Environmental Protection Coastal Construction Control Line being North 87 degrees 09 minutes 50 seconds East as per Coastal Construction Control Line Book, Pages 1-19, plat of 4/10/04, in the Public Records of Franklin County, Florida.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapmaker.
7. Elevations shown hereon were established by using NAVD 88 Datum.

- LEGEND
- △ POINT NOT SET OR FOUND
  - FRFC FOUND IRON ROD & CAP
  - SIRC SET 5/8" IRON ROD 4" DIA
  - FCM FOUND CONCRETE MONUMENT
  - IN IRON
  - RP RECORD PLAT
  - RWY RIGHT-OF-WAY
  - NOT TO SCALE



90LF Proposed retaining wall

LEGAL DESCRIPTION:  
 Lot 35 of PENINSULAR POINT UNIT NO. 7,  
 a subdivision as per map or plat thereof  
 recorded in Plat Book 2, Page 3 of the  
 Public Records of Franklin County, Florida.

I hereby certify that this is a true and correct representation of the survey as shown herein and that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, Florida Administrative Code).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title 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

**J & A**  
**J THURMAN RODDENBERRY & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 P.O. BOX 199 • 125 SEEBLICK STREET • SUICHRIPPT, FLORIDA 32388  
 PHONE NUMBER: 904.234.7345 FAX NUMBER: 904.234.1181  
 J.T.R. 0110

DATE: 10/23/16 DRAWN BY: JMD  
 N.B. 563 PG. 28 COUNTY: FRANKLIN  
 FILE: 99232350306 DATE OF LAST FIELD WORK: 10/24/16 JOB NUMBER: 99-292

REVISED 10/25/16; TOPOGRAPHICAL SURVEY

3

Existing house

Deck

Grd

Proposed fill approximate 80cy

10' embedment

5'

Trulene Sewell for  
 Al Menendez  
 1037 Gulf Shores Blvd.  
 Alligator Pt., FL

concrete cap

5 #8 rebar in cap

concrete filled vinyl wall

#8 Rebar ea 1 foot

Beach

Scale:  
 $\frac{1}{8}'' = 1 \text{ Foot}$

