

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

WEDNESDAY, FEBRUARY 7, 2018 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.
3. Consideration of a request to construct a retaining wall 25 feet into the front setback located on Lot 42 Sea Palm Village, 1432 Dogwood Drive, St. George Island, Franklin County, Florida. Request submitted by Elliott Fann, agent for Dean Haldopoulos, applicant.

**THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON FEBRUARY 20, 2018 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

<b>Parcel ID</b>	04-07S-01W-1047-0000-0350	<b>Alternate ID</b>	01W07S04104700000350	<b>Owner Address</b>	MENENDEZ ALFREDO & BARBARA
<b>Sec/Twp/Rng</b>	4-7S-1W	<b>Class</b>	SINGLE FAM		9089 OLD CHEMONIE RD
<b>Property Address</b>	1037 E GULF SHORE BLVD	<b>Acreage</b>	0.339		TALLAHASSEE, FL 32309
	ALLIGATOR POINT				
<b>District</b>	7				
<b>Brief Tax Description</b>	UNIT 7 LOT 35 OR/109/559				
	(Note: Not to be used on legal documents)				

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 **Developed by**  
The Schneider Corporation

PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
ALFREDO MENEDEZ

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

S-370

STATE ROAD NO. (PAVED)

100' R/W

EDGE OF PAVEMENT

SITE BENCHMARK  
NAIL SET IN POWER  
POLE @ ELEV. 10.11'  
NAVD 83

R-3420.45'  
Δ=1°20'37"  
L=80.20'  
N73°09'43"E

N73°09'43"E

80.20' (44)

FCM (44)

0.73'

58.36'

110.98'

528°53'27"E

121.12'

14.32'

165.11'(M)

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Existing house

Deck

Grd

Proposed fill approximate 80cy

10' embedment

5'

Trulene Seawall for  
Al Memendez  
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:  
 $\frac{3}{8}'' = 1 \text{ Foot}$








**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	29-09S-06W-7321-0000-0420	<b>Alternate ID</b>	06W09S29732100000420	<b>Owner Address</b>	JASMINE ST.GEORGE,LLC
<b>Sec/Twp/Rng</b>	29-9S-6W	<b>Class</b>	VACANT		5684 REDCOAT RUN
<b>Property Address</b>	1432 DOGWOOD DR	<b>Acreage</b>	n/a		STONE MOUNTAIN, GA 30087
	ST GEORGE ISLAND				
<b>District</b>	1				
<b>Brief Tax Description</b>	LOT 42 1.02 AC 100.01X				
	(Note: Not to be used on legal documents)				

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**DEAN HALOPOULOS**

