

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, MAY 2, 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, April 4, 2018 as mailed.
2. Consideration of a request for a variance to construct a house 11 feet into the Eastern side setback off Illinois Street on Lot 20, Block O, Unit 1, Lanark Beach, 2281 US Hwy 98 East, Lanark Village, Franklin County, Florida. Request submitted by Robert Whitten, Applicant.
3. Consideration of a request for a variance to place a septic system 80 feet from a well on the East 10 foot of Lot 18, All of Lot 19, Lot 22 less 100 foot, the West ½ of Lot 20, Block I, Lanark Beach, 2203 US Hwy 98 East, Lanark Village, Franklin County, Florida. State rule is 75 feet or more. County Ordinance states 100 feet. Request submitted by Junior Sanders, Agent for Shawn and Janet Culbertson, Applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON MAY 15, 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

Parcel ID	14-07S-04W-3131-0000-0200	Alternate ID	04W07S14313100000200	Owner Address	WHITTEN ROBERT G II & BRENDA J
Sec/Twp/Rng	14-7S-4W	Class	VACANT		6564 HOPEWELL CHURCH RD
Property Address	2281 HIGHWAY 98	Acreage	n/a		PINE MOUNTAIN, GA 31822
District	6				
Brief Tax Description	UNIT 1 BL O LOT 20				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/12/2018
 Last Data Uploaded: 4/10/2018 9:56:04 PM

 Developed by
 The Schneider Corporation



SITE PLAN

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_services.aspx?sid=building

PERMIT

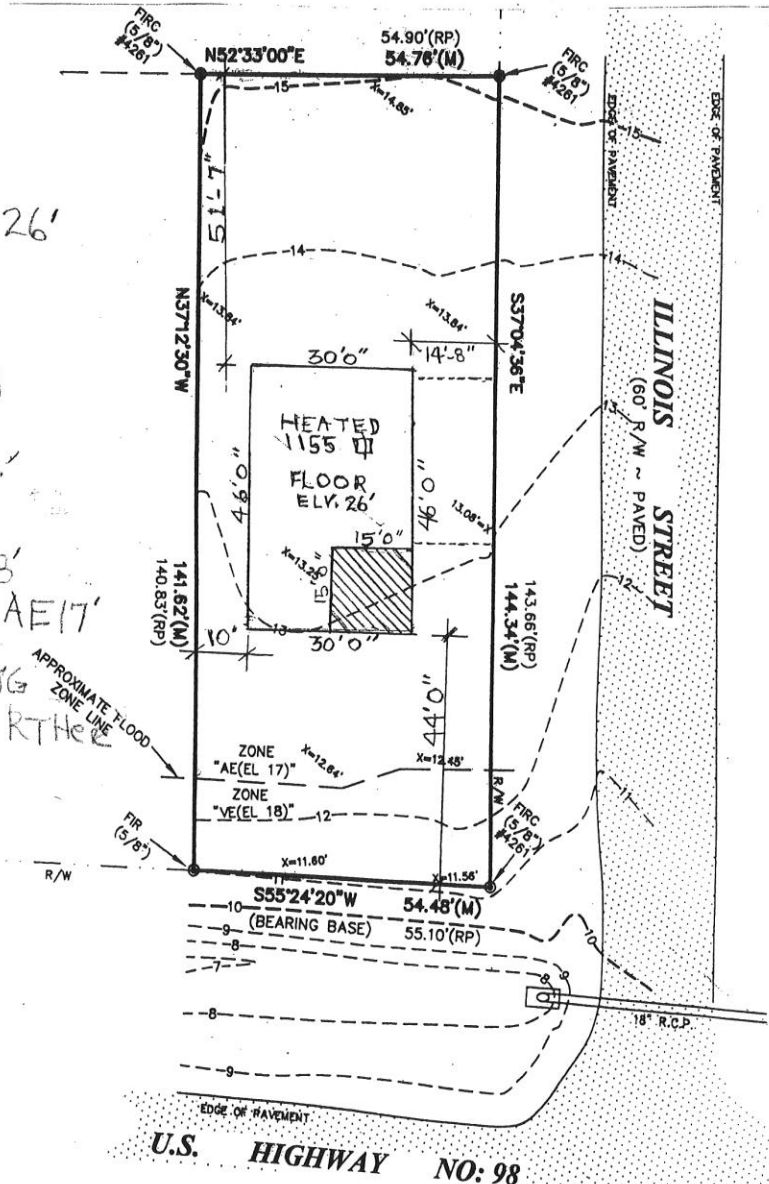
NOTES.

1. LOWEST FLOOR ELE. 26'
BASE FLOOD ELE 17'
FREEBOARD 9'

2. HEATED 1155' #
PORCH 225'
GROUND STOR. 232'

3 FLOOD ZONES
FRONT LOT VE 18'
FOUNDATION AREA AE 17'

4. NON CONFORMING
LOT "GRANDFATHER
IN."



SCALE: 1" = 30'

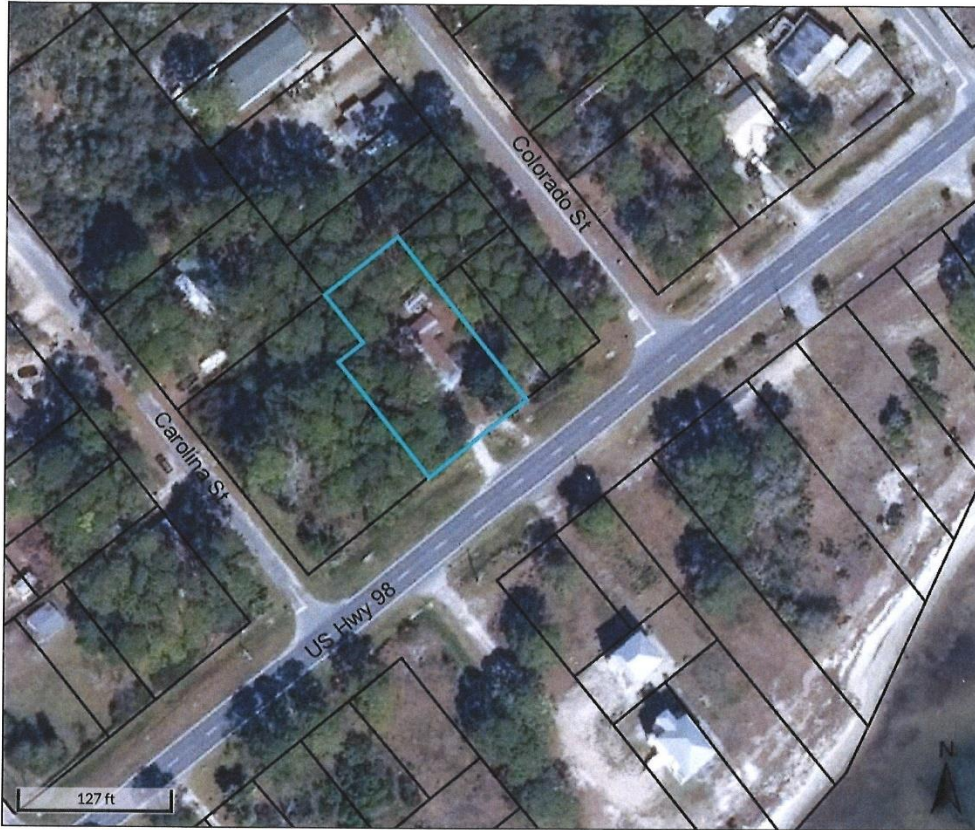
DATE: 02/17/2018

ADDRESS:

2281 HWY 98 EAST
LOT 20 BK 0 LANARK B.

DRAWN BY:

J.L.



Overview



Legend

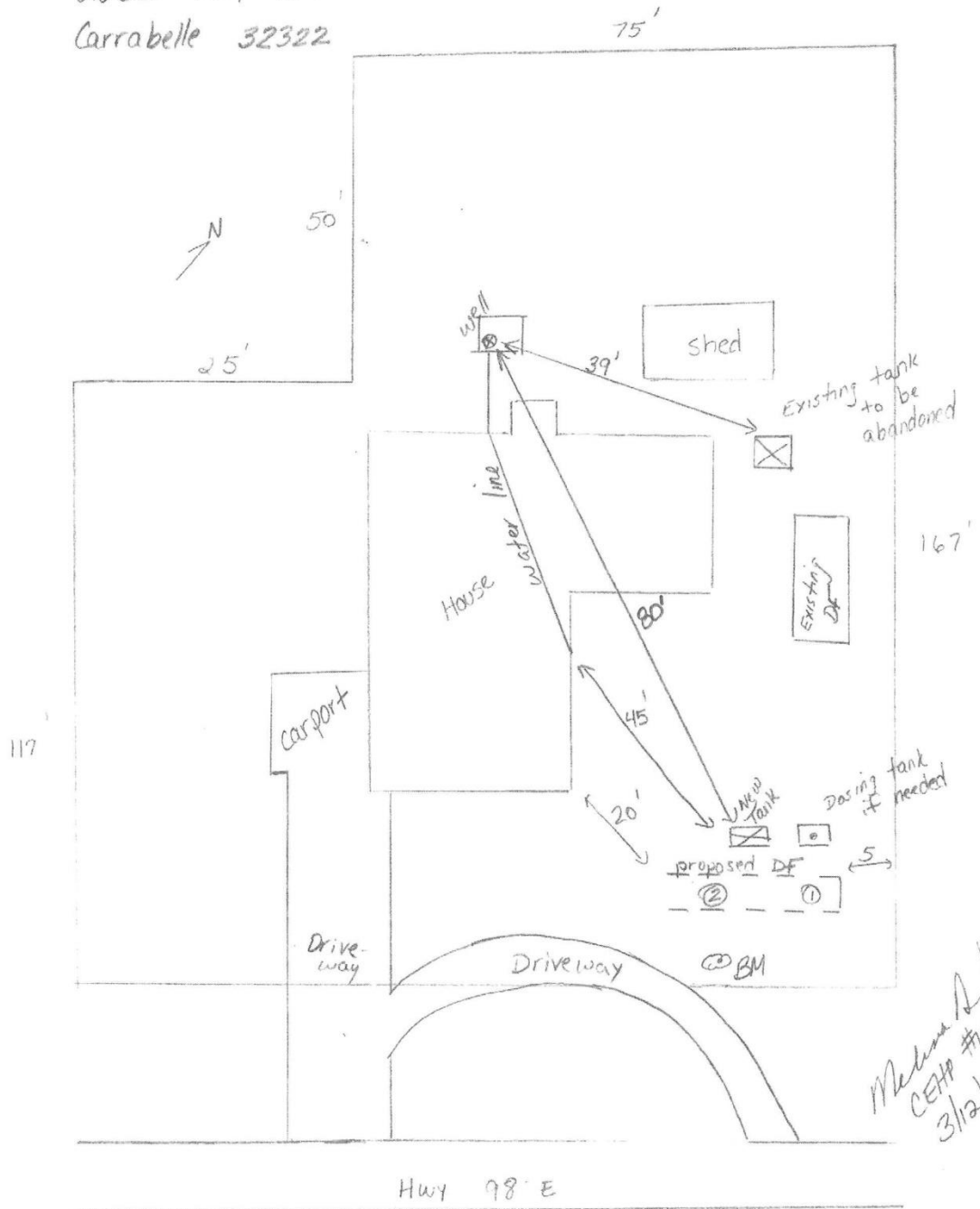
-  Parcels
-  Roads
-  City Labels

Parcel ID	14-07S-04W-3131-000I-0180	Alternate ID	04W07S143131000I0180	Owner Address	CULBERTSON SHAWN M & JANET L
Sec/Twp/Rng	14-7S-4W	Class	SINGLE FAM		P.O. BOX 1249
Property Address	2203 HWY 98 EAST	Acreage	n/a		SOPCHOPPY, FL 32358
District	6				
Brief Tax Description	UNIT 1 BL E 10 FT LOT 18 & (Note: Not to be used on legal documents)				

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 **Developed by**
The Schneider Corporation

Shawn and Janet Culbertson
2203 Hwy 98 E
Carrabelle 32322



Madison A. K.
CEFP #1722
3/21/8



STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 ONSITE SEWAGE TREATMENT AND DISPOSAL
 SYSTEM
 CONSTRUCTION PERMIT

PERMIT #: 19-S1-1830494
 APPLICATION #: AP1333586
 DATE PAID: 3/14/18
 FEE PAID: 350.00
 RECEIPT #: 19-PW-3497085
 DOCUMENT #: PR1098097

CONSTRUCTION PERMIT FOR: OSTDS Repair
 APPLICANT: Shawn and Janet Culbertson
 PROPERTY ADDRESS: 2203 Highway 98 E Carrabelle, FL 32322
 LOT: _____ BLOCK: _____ SUBDIVISION: _____
 PROPERTY ID #: 14-07S-04W-3131-0001-0180 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
 [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [1,050] GALLONS / GPD _____ Sptic _____ CAPACITY
 A [0] GALLONS / GPD _____ CAPACITY
 N [0] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
 K [] GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS #Pumps []

D [167] SQUARE FEET _____ RENCH _____ SYSTEM
 R [0] SQUARE FEET _____ SYSTEM
 A TYPE SYSTEM: [] STANDARD [x] FILLED [] MOUND [] _____
 I CONFIGURATION: [x] TRENCH [] BED [] _____

N
 F LOCATION OF BENCHMARK: Nail with orange ribbon in magnolia tree south of system.
 I ELEVATION OF PROPOSED SYSTEM SITE [30.00] [INCHES] FT [] ABOVE [] BELOW BENCHMARK/REFERENCE POINT
 E BOTTOM OF DRAINFIELD TO BE [36.00] [INCHES] FT [] ABOVE [] BELOW BENCHMARK/REFERENCE POINT
 L
 D FILL REQUIRED: [12.00] INCHES EXCAVATION REQUIRED: [] INCHES

O
 T
 H
 E
 R
 The system is sized for 2 bedrooms with a maximum occupancy of 4 persons (2 per bedroom), for a total estimated flow of 300 gpd.
 The licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with s. 64E-6.013(3)(f), FAC. Old tank must be abandoned in accordance with 64E-6.011.
 Abandon existing septic tank in accordance with 64E-6.11, FAC.
 If gravity flow cannot be achieved an minimum 225 gallon pump tank is required.
 Required drainfield area based on rule 64E-6.015(6)(c)2.

SPECIFICATIONS BY: Melissa Durkin TITLE: _____
 APPROVED BY: Zachary L. Hodges TITLE: Environmental Manager Franklin CHD
 DATE ISSUED: 03/15/2018 EXPIRATION DATE: 06/13/2018
 DH 4016, 08/09 (Obsoletes all previous editions which may not be used)
 Incorporated: 64E-6.003, FAC