

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, JUNE 6, 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.
4. Consideration of a request for a variance from Franklin County's minimum lot size "One Acre Rule" to .90 acres on property lying in Section 36, Township 7 South, Range 5 West, 1899 US Highway 98 West, Carrabelle, Franklin County, Florida. The variance is necessary to allow the construction of a Single Family Dwelling due to the reduction in lot size caused by the construction of the Franklin County bicycle/pedestrian pathway on this parcel, thereby rendering this property less than the one acre requirement and would not allow the construction of a dwelling. Application submitted by Rodney and Robin Hilton, owners.

5. Consideration of a request to construct a rip rap wall in the 50 foot setback and both 10 feet side setback on the North Boundary of 538 River Road, Carrabelle, Franklin County, Florida. Request submitted Davis Morgan, Applicant.
6. Consideration of a request to construct a 68.5 feet rock rip rap revetment landward of the Mean High Water line on Lot 1, Block 89, Unit 5, 227 W 12th Street, Eastpoint, Franklin County, Florida. Request submitted by Dan Garlick, Agent, for Lynett Bowden, Applicant.

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

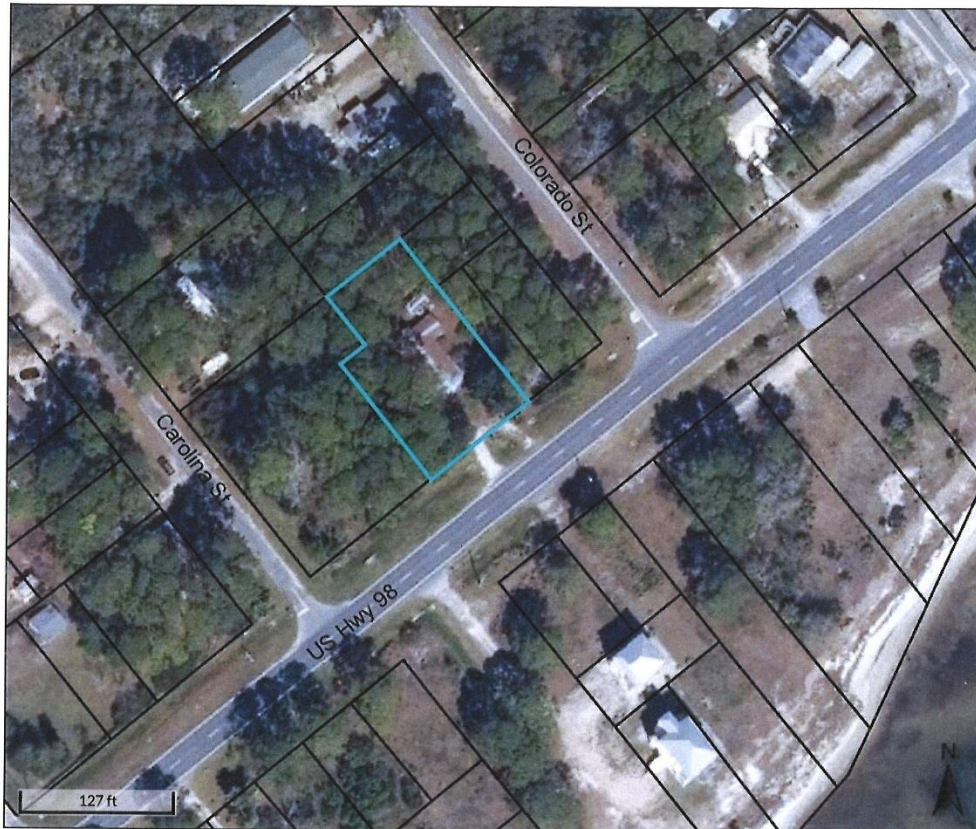
Parcel ID	14-07S-04W-3131-0000-0200	Alternate ID	04W07S14313100000200	Owner Address	WHITTEN ROBERT G II & BRENDA J
Sec/Twp/Rng	14-7S-4W	Class	VACANT		6564 HOPEWELL CHURCH RD
Property Address	2281 HIGHWAY 98	Acreage	n/a		PINE MOUNTAIN, GA 31822
District	6				
Brief Tax Description	UNIT 1 BL O LOT 20	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

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



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The Schneider Corporation

JL



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 IE 10 FT LOT 18 & (Note: Not to be used on legal documents)				

Date created: 4/12/2018
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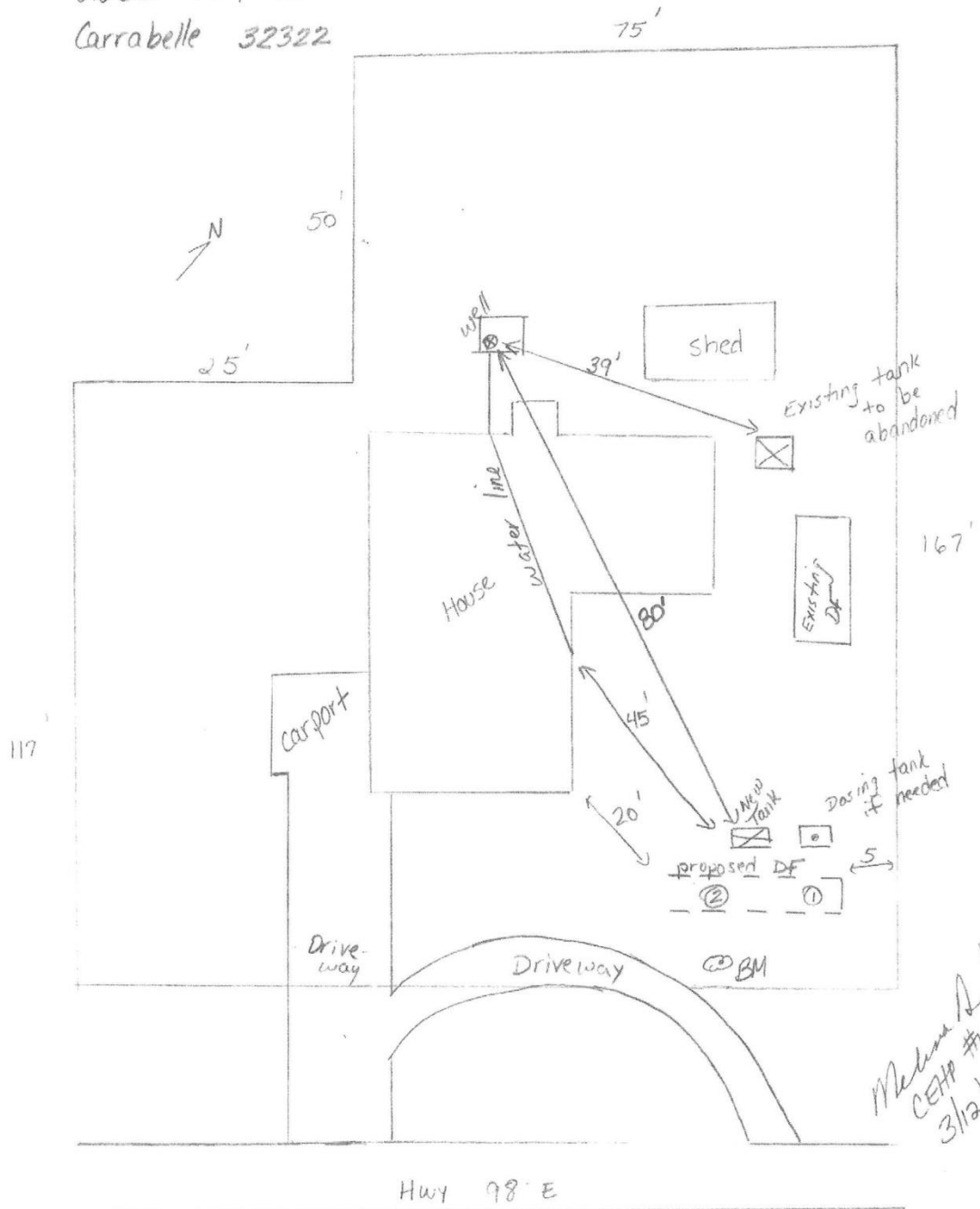


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Shawn and Janet Culbertson

2203 Hwy 98 E

Carrabelle 32322



Melissa A. L.
CETP #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 _____ Septic _____ 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 _____ Rensch _____ 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 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.

T 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.

H Abandon existing septic tank in accordance with 64E-6.11, FAC.

E If gravity flow cannot be achieved a minimum 225 gallon pump tank is required.

R

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

Page 1 of 3

v 1.1.4

AP1333586

SE1068419



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	36-07S-05W-0000-0010-0000	Alternate ID	05W07S36000000100000	Owner Address	HILTON RODNEY & ROBIN
Sec/Twp/Rng	--	Class	VACANT		P.O. BOX 1084
Property Address	1899 WEST HWY 98	Acreage	n/a		CARRABELLE, FL 32322
	CARRABELLE				
District	1				
Brief Tax Description	A PARCEL IN SEC 36 07S 05W				
	(Note: Not to be used on legal documents)				

Date created: 5/16/2018
Last Data Uploaded: 5/15/2018 10:29:22 PM



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PLAT OF BOUNDARY SURVEY
MITCHELL POLLAK and IN
SECURITY FIRST TITLE PAR
FIRST AMERICAN TITLE INSURANCE

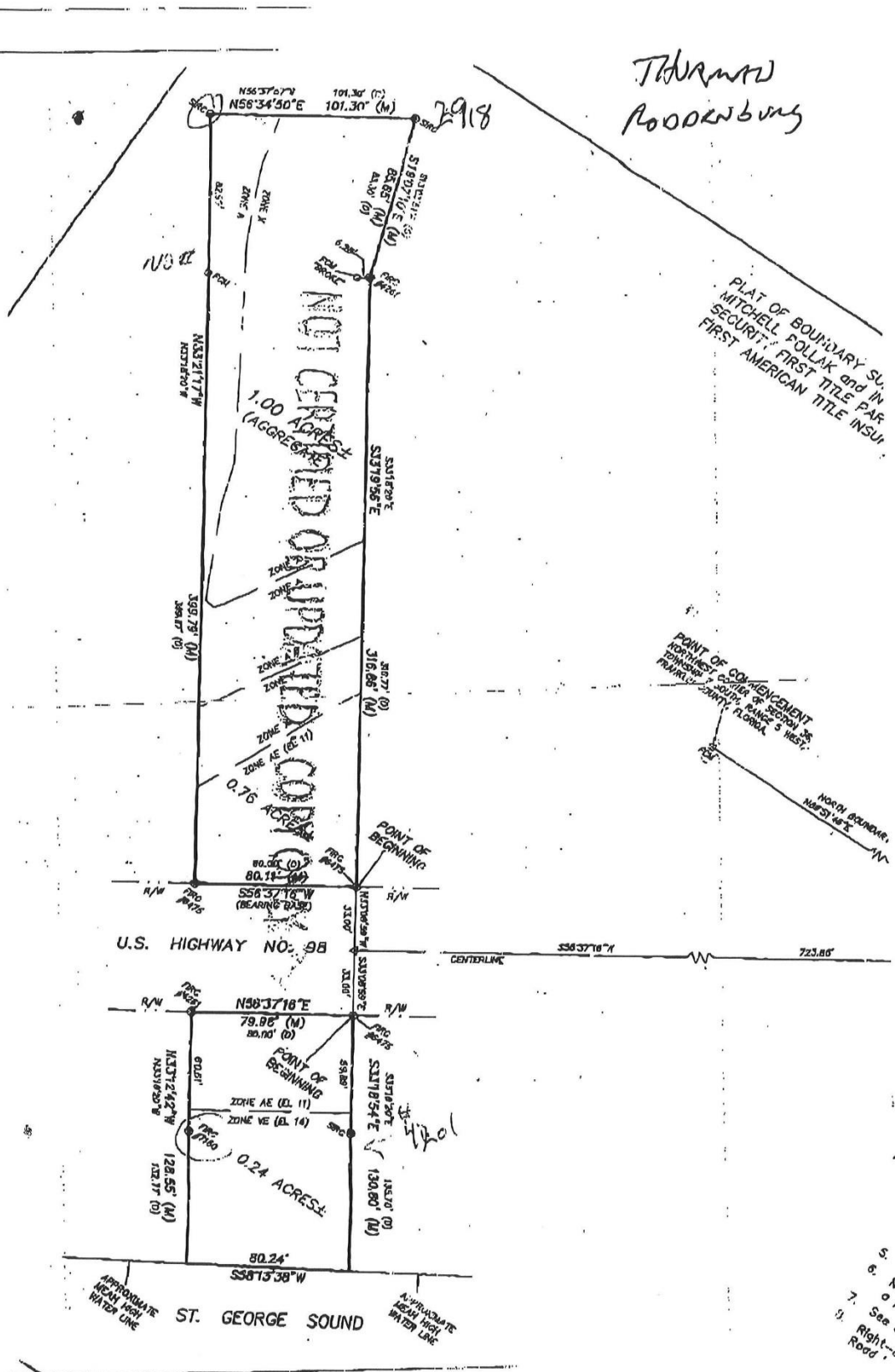
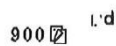
POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 5 WEST,
PRINCE GEORGE COUNTY, FLORIDA

NORTH BOUNDARY
N 85° 51' 45" E

5.
6.
7.
8. See 4
9. Right--o
Road

Dec 08 15 01.00p

04/19/2018 14:03 FAX





Overview



Legend

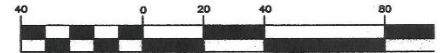
- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	18-07S-04W-0000-0030-0010	Alternate ID	04W07S18000000300010	Owner Address	MORGAN B DAVIS & ANN H
Sec/Twp/Rng	18-7S-4W	Class	MOBILEHOM		749 W GULF BEACH DR
Property Address	538 RIVER RD	Acreage	0.617		ST GEORGE ISLAND, FL 32328
District	1				
Brief Tax Description	A PARCEL CONTAINING .60 AC (Note: Not to be used on legal documents)				

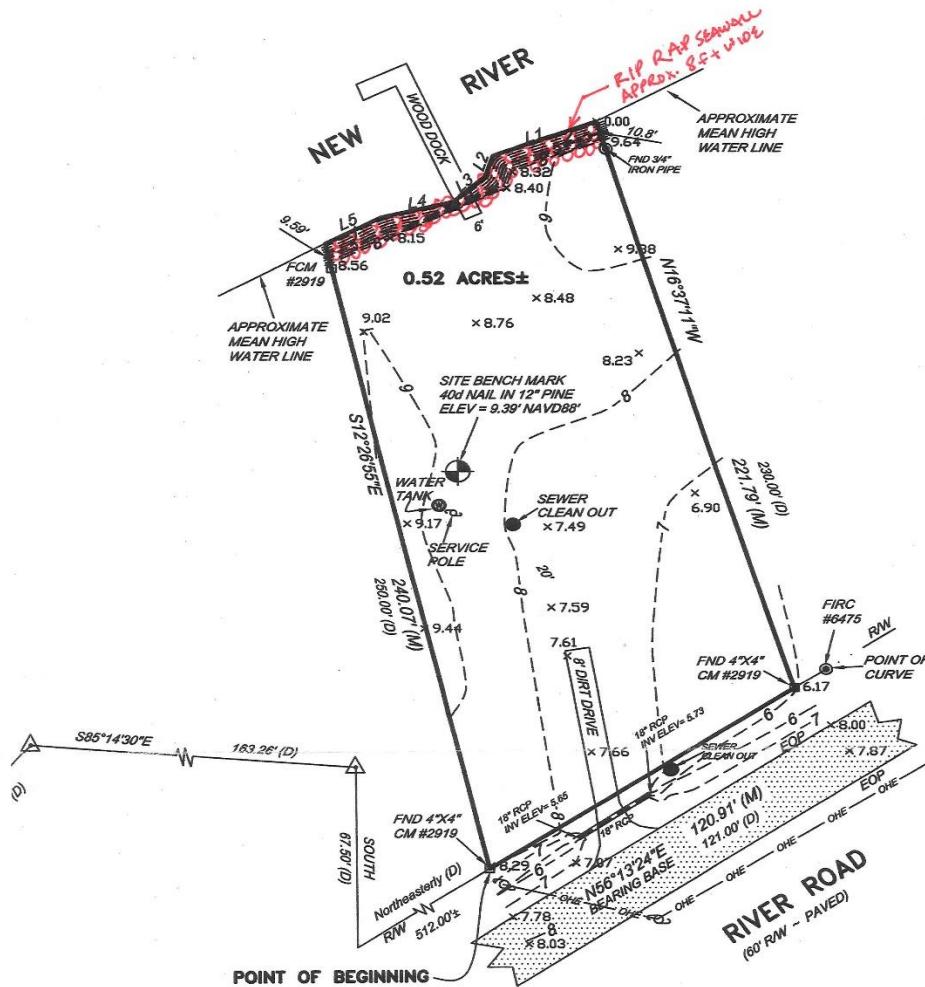
Date created: 5/16/2018
Last Data Uploaded: 5/15/2018 10:29:22 PM

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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	36.26	S89°06'27"W
L2	7.91	S17°35'39"W
L3	14.15	S47°53'18"W
L4	24.40	S76°04'13"W
L5	20.67	S62°41'40"W

LEG

FND	FOI
CM	COI
R/W	RIG
(M)	ME
(D)	DEL
(RP)	REL
(FT)	FLA
SIRC	SEI
ORB	OPI
RE	RE
EOP	EDI
POR	POI
IRC	IRO
x 7.39	REPI
OHE	OVER

FLOOD ZONE INFORMATION: S
"AE" (EL 13) as per Flood Insurance
Number: 120088 0430 F, Index D.
County, Florida.

TR & A THURMAN RODI PROFESSIONAL P.O. BOX 100 • 11 PHONE NUM	DATE: 02/13/17	DRAWN BY: TR
	FILE: 02273.DWG	DATE OF LAST 02/09/17

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: Lynette Bowden

WATERBODY/CLASS: St George Sound

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI - Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

JOB: 18-042

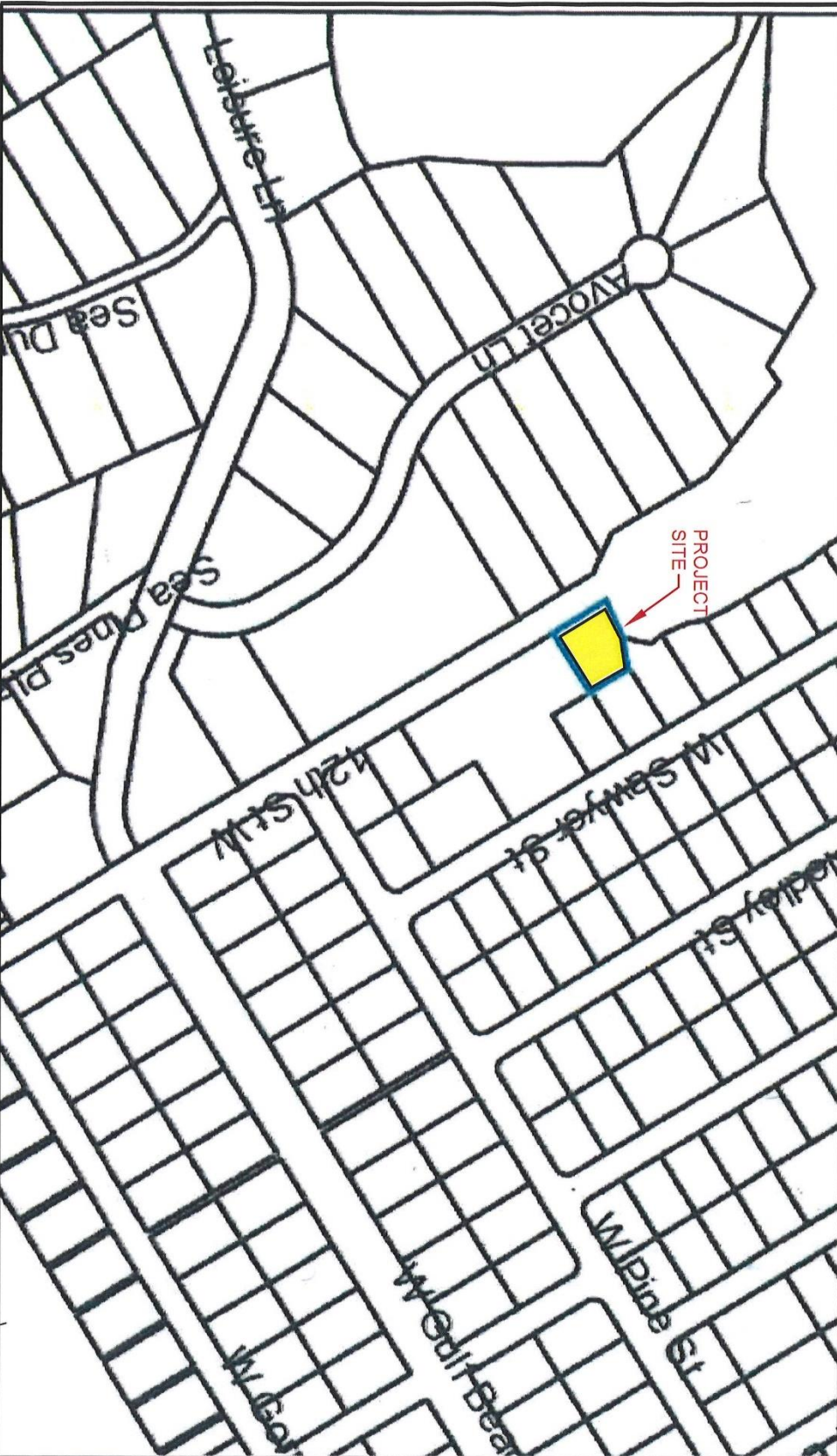
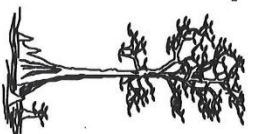
DEP:

COE:

OTHER:

DATE: May 10, 2018

SHEET: 1/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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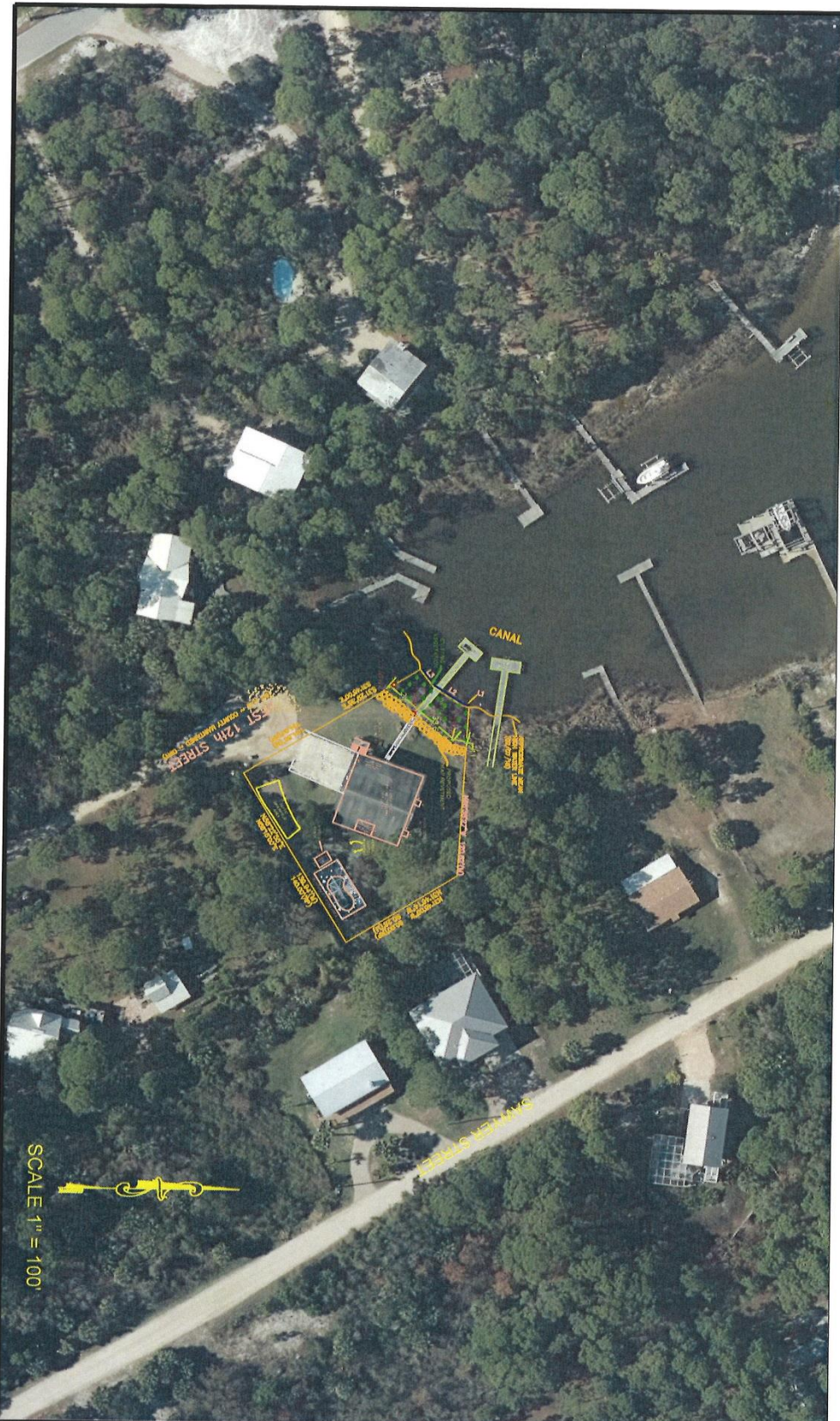
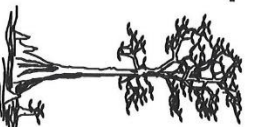
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OTHER:

DATE: May 10, 2018

SHEET: 2/4



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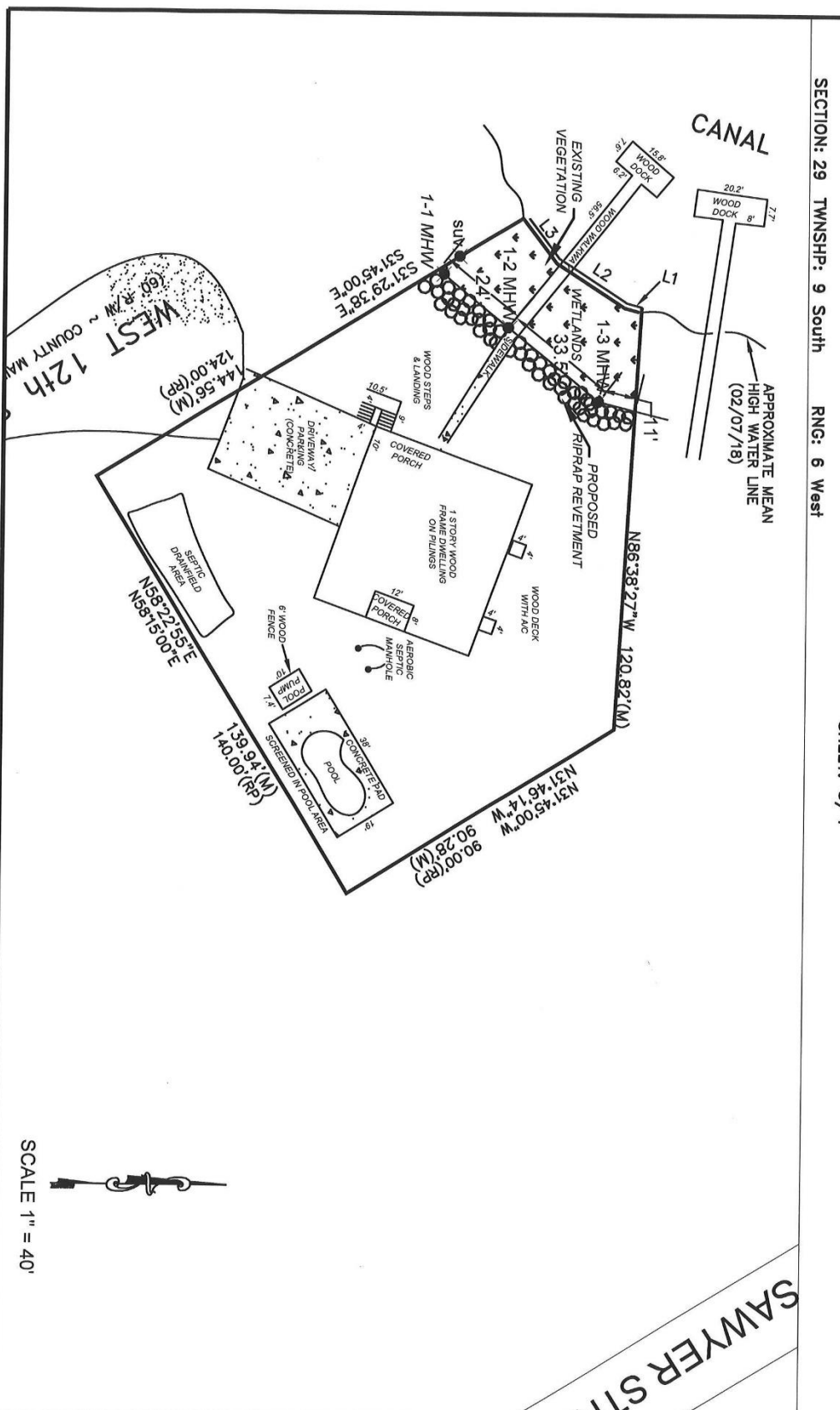
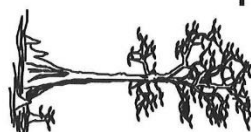
DEP:

COE:

OTHER:

DATE: May 10, 2018

SHEET: 3/4



SCALE 1" = 40'

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 18-042

DEP:

COE:

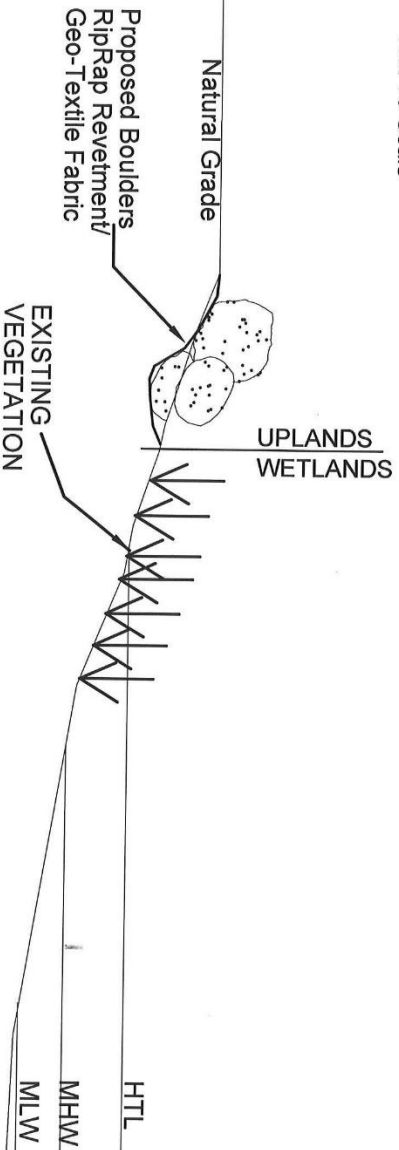
OTHER:

DATE: May 10, 2018

SHEET: 4/4



Cross Section
RipRap Revetment
Not To Scale



NOTE:
BASE ROCK
ONE TON SIZE