

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, OCTOBER 3, 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, August 1, 2018 as mailed.
2. Consideration of a request to construct a house 15 feet into the front setback of Lot 7, Block 63, St. George Island Gulf Beaches, Unit 5, 701 Buck Street, St. George Island, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc, Agent for Ken Bowman, Applicant.
3. Consideration of a request for a variance to construct a pool and brick pavers 17 feet into the Critical Habitat Zone on property described as Lot 1, Block 51, St. George Island Gulf Beaches, Unit 5, 327 Gander Street, St. George Island, Franklin County, Florida. Request submitted by Heath Galloway, Galloway Construction, Inc., Agent for George Plymel, Owner.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON OCTOBER 16, 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.**

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: Ken Bowman

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Variance

PROJECT LOCATION / USGS: St George Island

LATTITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 18-002

DEP:

COE:

OTHER:

DATE: September 11, 2018

SHEET: 1/4

Project
Site



LB No. 7415

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

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APPLICANT/CLIENT: Ken Bowman

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW/A.P.

PURPOSE: Variance

PROJECT LOCATION / USGS: St George Island

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SECTION: 29 TWSHP: 9 South RNG: 6 West

RNG: 6 West

JOB: 18-002
DEP:
COE:
OTHER:
DATE: September 11, 2018
SHEET: 2/4

SHEET: 2/4

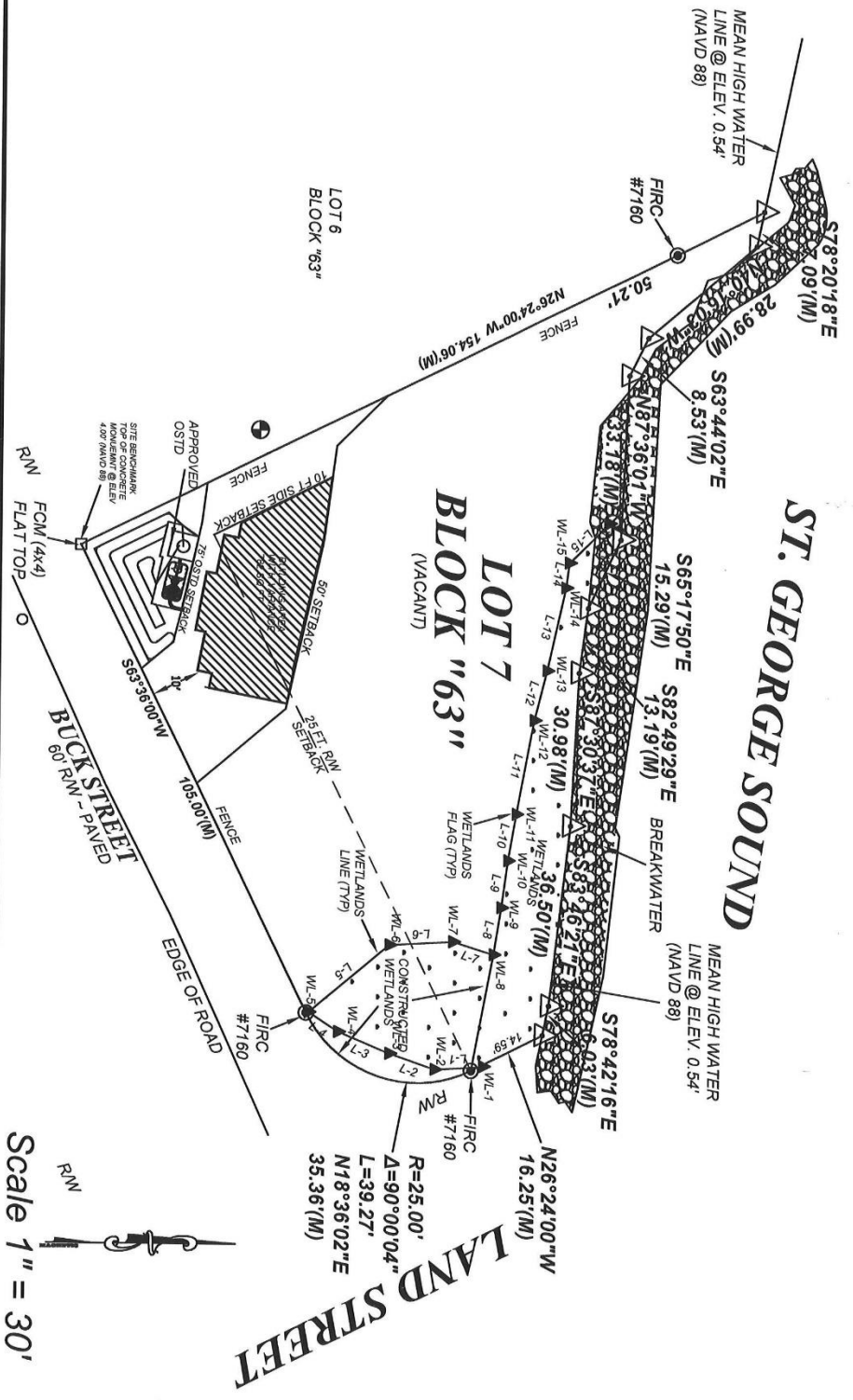
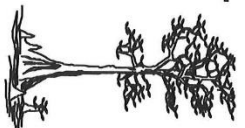
DATE: September 11, 2018



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APPLICANT/CLIENT: Ken Bowman
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 PURPOSE: Variance
 PROJECT LOCATION / USGS: St George Island
 LATITUDE:
 LONGITUDE:
 SECTION: 29 TOWNSHIP: 9 South RANG: 6 West
 JOB: 18-002
 DEP:
 COE:
 OTHER:
 DATE: September 11, 2018
 SHEET: 3/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 365, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
LB No. 7415

APPLICANT/CLIENT: Ken Bowman

WATERBODY/CLASS: Apalachicola Bay/Classill/OFW/A.P.

PURPOSE: Variance

PROJECT LOCATION / USGS: St George Island

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South RANG: 6 West

JOB: 18-002

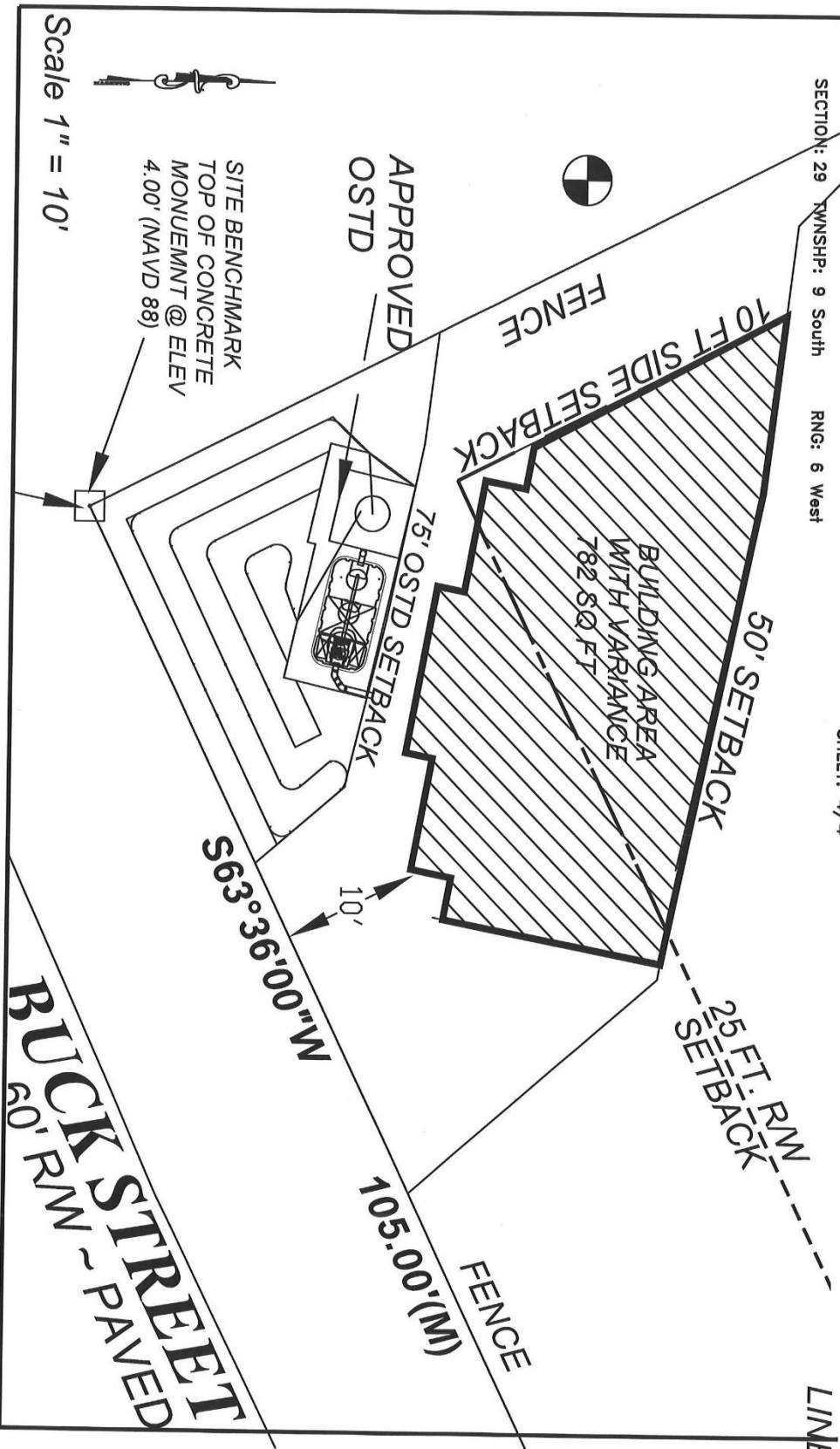
DEP:

COE:

OTHER:

DATE: September 11, 2018

SHEET: 4/4








Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	29-09S-06W-7315-0063-0070	Alternate ID	06W09S29731500630070	Owner Address	BOWMAN KENNETH A & STEPHANIE L 535 BEAR CREEK LANE BOGART, GA 30622
Sec/Twp/Rng	29-9S-6W	Class	VACANT		
Property Address	701 BUCK ST	Acreage	n/a		
District	1				
Brief Tax Description	UNIT 5 BL 63				
	(Note: Not to be used on legal documents)				

Date created: 9/11/2018

Last Data Uploaded: 9/11/2018 8:29:48 AM

Developed by  **Schneider**
GEO SPATIAL



Parcel ID	29-09S-06W-7315-0063-0060	Alternate ID	06W09S29731500630060	Owner Address	BACON PHILLIP E JR & CINDY G
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAM		CO-TRUSTEES
Property Address	705 BUCK ST	Acreage	n/a		3763 POWERS COURT
					CHATTANOOGA, TN 37419
District	1				
Brief Tax Description	UNIT 5 BL 63 LOT 6				
	(Note: Not to be used on legal documents)				

Date created: 9/11/2018
Last Data Uploaded: 9/11/2018 8:29:48 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	29-09S-06W-7315-0062-0010	Alternate ID	06W09S29731500620010	Owner Address	ROENICKE THOMAS P & LUCINDA
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAM		5541 WINDWARD WAY
Property Address	339 LAND ST	Acreage	n/a		NEW PORT RICHEY, FL 34652
District	1				
Brief Tax Description	UNIT 5 BL 62				

(Note: Not to be used on legal documents)

Date created: 9/11/2018
Last Data Uploaded: 9/11/2018 8:29:48 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

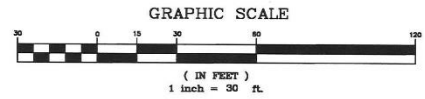
Parcel ID	29-09S-06W-7315-0051-0010	Alternate ID	06W09S29731500510010	Owner Address	PLYMEL GEORGE D SR & LINDA G
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAM		AS CO-TRUSTEES
Property Address	327 GANDER ST	Acreage	n/a		PO BOX 2936
					MOULTRIE, GA 31776

District 1
Brief Tax Description UNIT 5 BL 51
(Note: Not to be used on legal documents)

Date created: 9/12/2018
Last Data Uploaded: 9/12/2018 8:28:15 AM

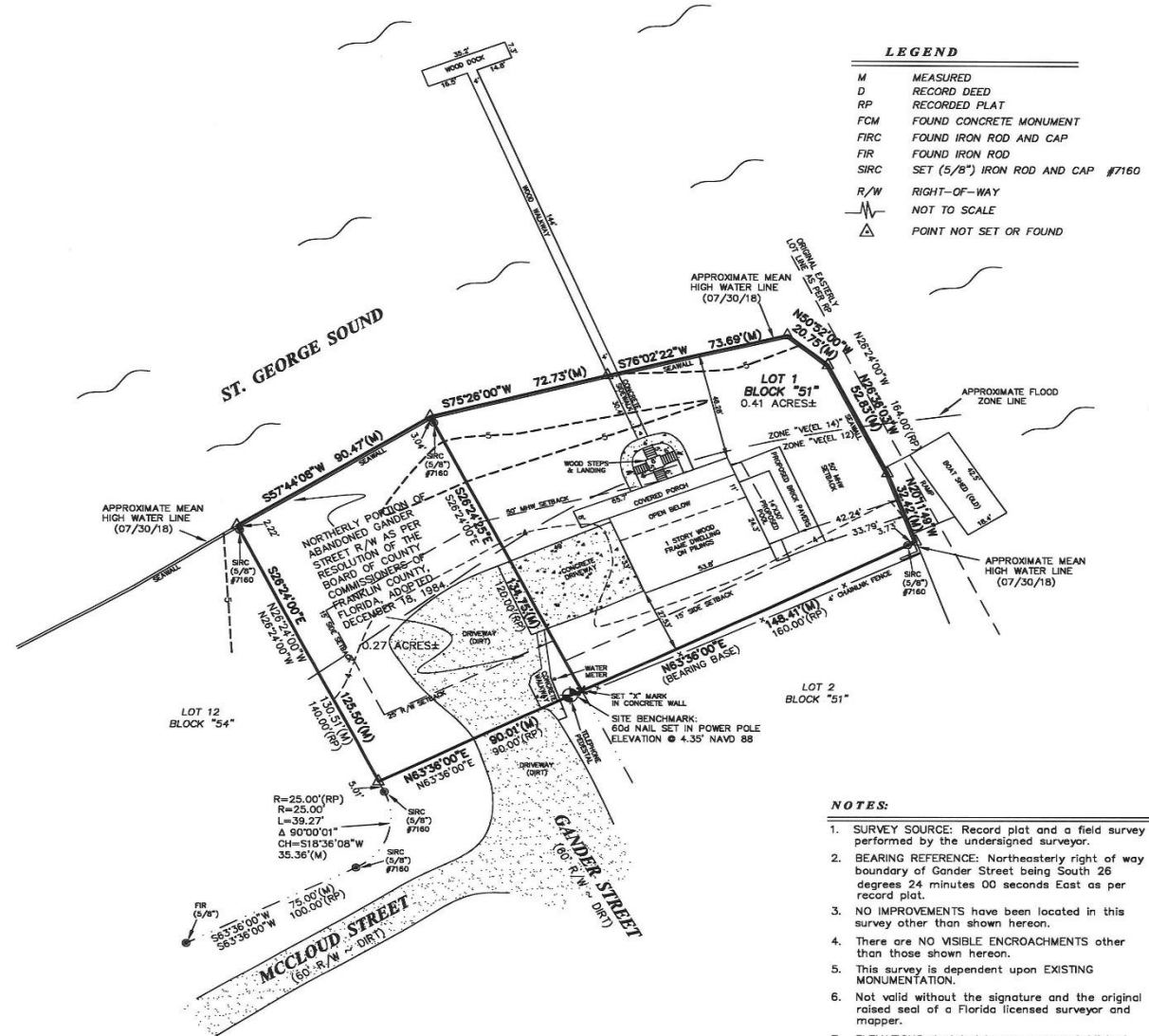
Developed by  **Schneider**
GEOSPATIAL

**PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY CERTIFIED TO:
GEORGE D. PLYMEL, SR. and LINDA G. PLYMEL**



LEGEND

M	MEASURED
D	RECORD DEED
RP	RECORDED PLAT
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
SIRC	SET (5/8") IRON ROD AND CAP #7160
R/W	RIGHT-OF-WAY
NOT TO SCALE	
△	POINT NOT SET OR FOUND



NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right of way boundary of Gander Street being South 26 degrees 24 minutes 00 seconds East as per record plat.
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 mapper.
7. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
8. All SETBACKS are to be verified with the Franklin County Building Department prior to any on site construction.

LEGAL DESCRIPTION:

LOT 1, BLOCK "51" OF ST. GEORGE ISLAND GULF BEACHES, UNIT NO. 5, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA, AND ALSO:
THE NORTHERLY PORTION OF ABANDONED GANDER STREET R/W AS PER RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, ADOPTED DECEMBER 18, 1984.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. This survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

George D. Plymel, Sr.
Surveyor and Mapper
Florida Certificate No. 4261



FLOOD ZONE INFORMATION:

Subject property is located in Zones "VE (EL 12 & 14)" as per Flood Insurance Rate Map Community Panel No: 120088 0565F, Index date: February 05, 2014, Franklin County, Florida.

REVISED 09/10/18; ADDED PROPOSED POOL - MD

TR & A			
THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 180 • 125 SHELDON STREET • SOPCHOPPI, FLORIDA 32358			
PHONE NUMBER: 904-943-2330		FAX NUMBER: 904-943-2180	
L.S. 9 7160			
DATE: 07/31/18	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 18386.DWG	DATE OF LAST FIELD WORK: 07/30/18	JOB NUMBER: 18-386	