

**FRANKLIN COUNTY**  
**ADVISORY BOARD OF ADJUSTMENT AGENDA**  
**WEDNESDAY, JANURAY 9, 2019 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, October 3, 2018 as mailed.
2. 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.
3. Consideration of a request to construct a Rip Rap Revetment landward of mean high water and enhance the existing Rip Rap Revetment. The property is located at 25 S Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Jeanne Dail, Owner.
4. Consideration of a request an 11 feet variance into the 25 feet Road Right of Way setback for an existing 3 feet boardwalk to a 6 feet boardwalk with a roof. The property is described as Lot 11, Block J, Unit 3, 1180 West Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Rob Vitale, Owner.
5. Consideration of a request to place a vinyl seawall 42 feet into the Critical Habitat Zone and place 660 cubic yards of fill landward. Also requesting a 10 foot setback into both side setbacks. Also placing rocks on the waterside of the vinyl seawall. The property is located at 99 S Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted

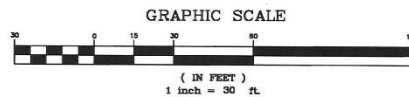
by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Patsy Shuler, Owner.

6. Consideration of a request for a variance to construct a vinyl seawall 20 feet into the Critical Habitat Zone and 10 feet into both side setbacks with rocks to be placed at the waterward side of the seawall on property described as Lot 3, Block C, Magnolia Bluffs, 135 N Bayshore Drive, Eastpoint, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Jon Alan & Mary Johnson, Owner

**THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON JANUARY 15, 2019 AT 9:00 AM.**

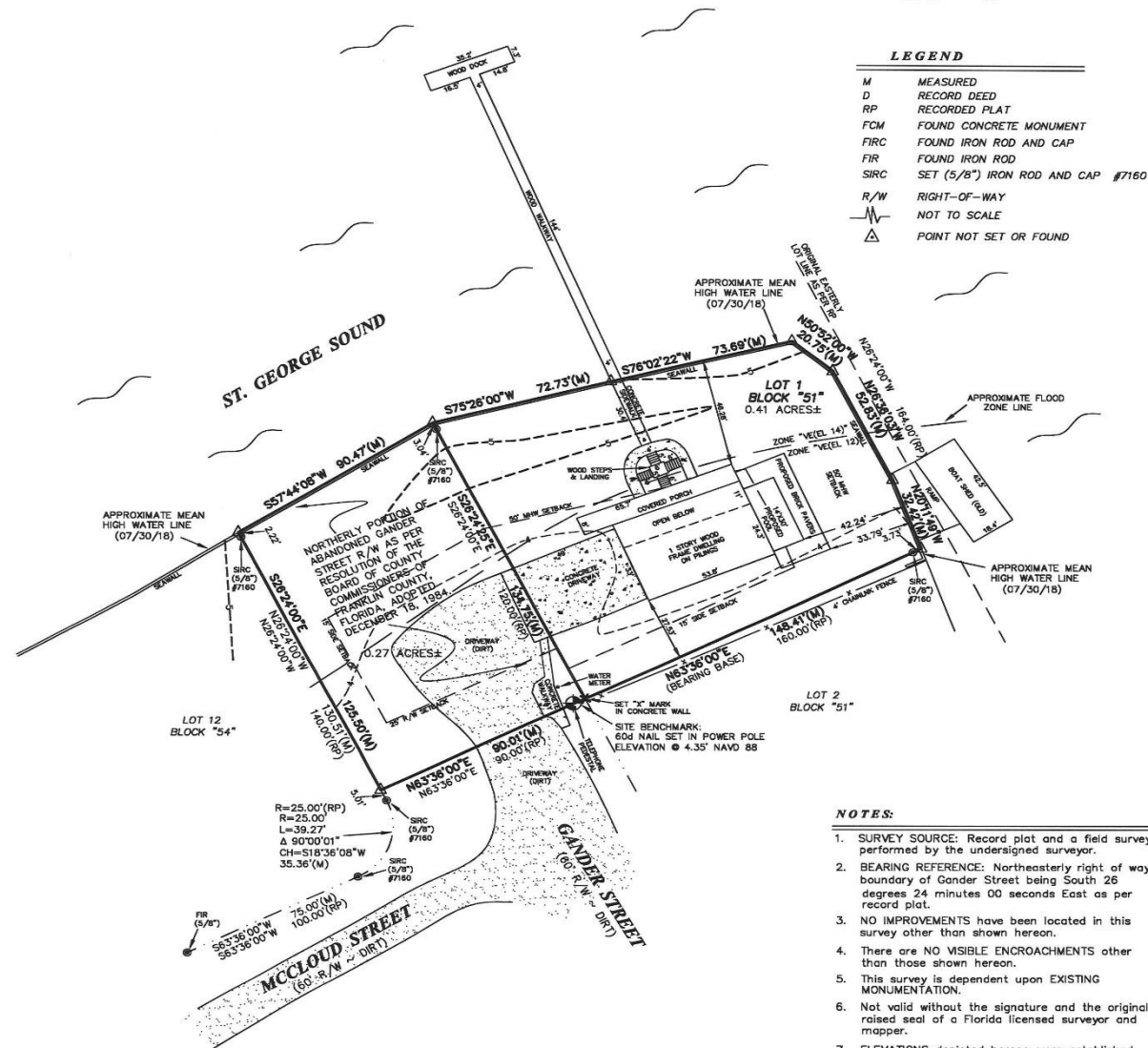
**\*\*PERSONS WISHING TO COMMENT MAY DO SO IN PERSON OR IN WRITING TO THE FRANKLIN COUNTY PLANNING & ZONING DEPARTMENT, 34 FORBES STREET, SUITE 1, APALACHICOLA, FLORIDA 32320. TRANSCRIPTS OF THIS HEARING WILL NOT BE RECORDED, PERSONS WISHING TO RECORD THE PROCEEDINGS MUST MAKE THE NECESSARY ARRANGEMENTS TO DO SO.**

**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

<b>TR &amp; A</b>			
<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC.</b>			
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	

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: Jeanne Dail

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

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Eastpoint - Franklin County

LATITUDE: 29° 44' 2.28"

LONGITUDE: 84° 54' 0.44"

SECTION: 36 TOWNSHIP: 8 South RING: 7 West

JOB: 18-124

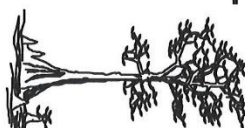
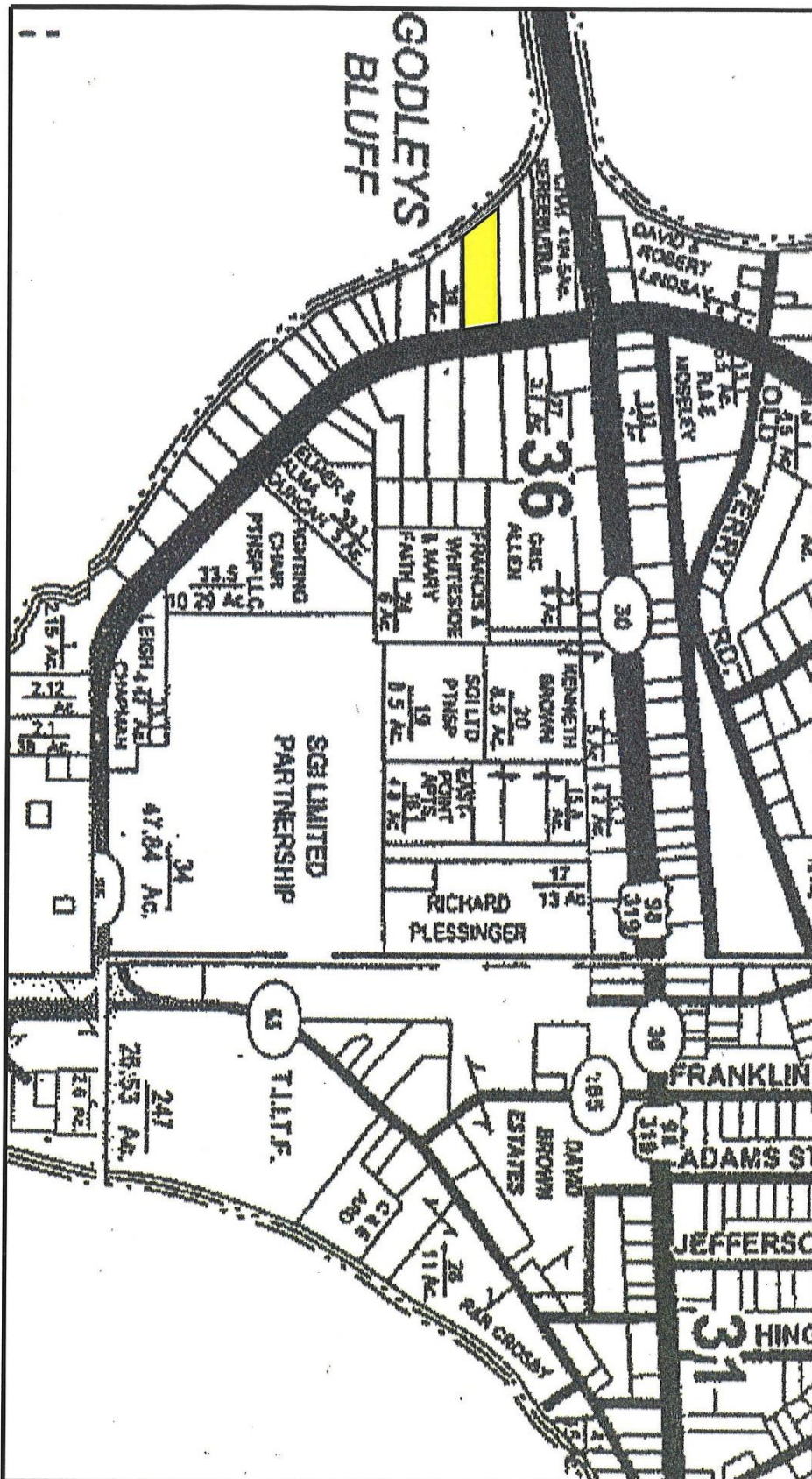
DEP:

COE:

OTHER:

DATE: October 18, 2018

SHEET: 1/4





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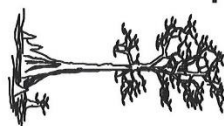
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OTHER:

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SHEET: 2/4



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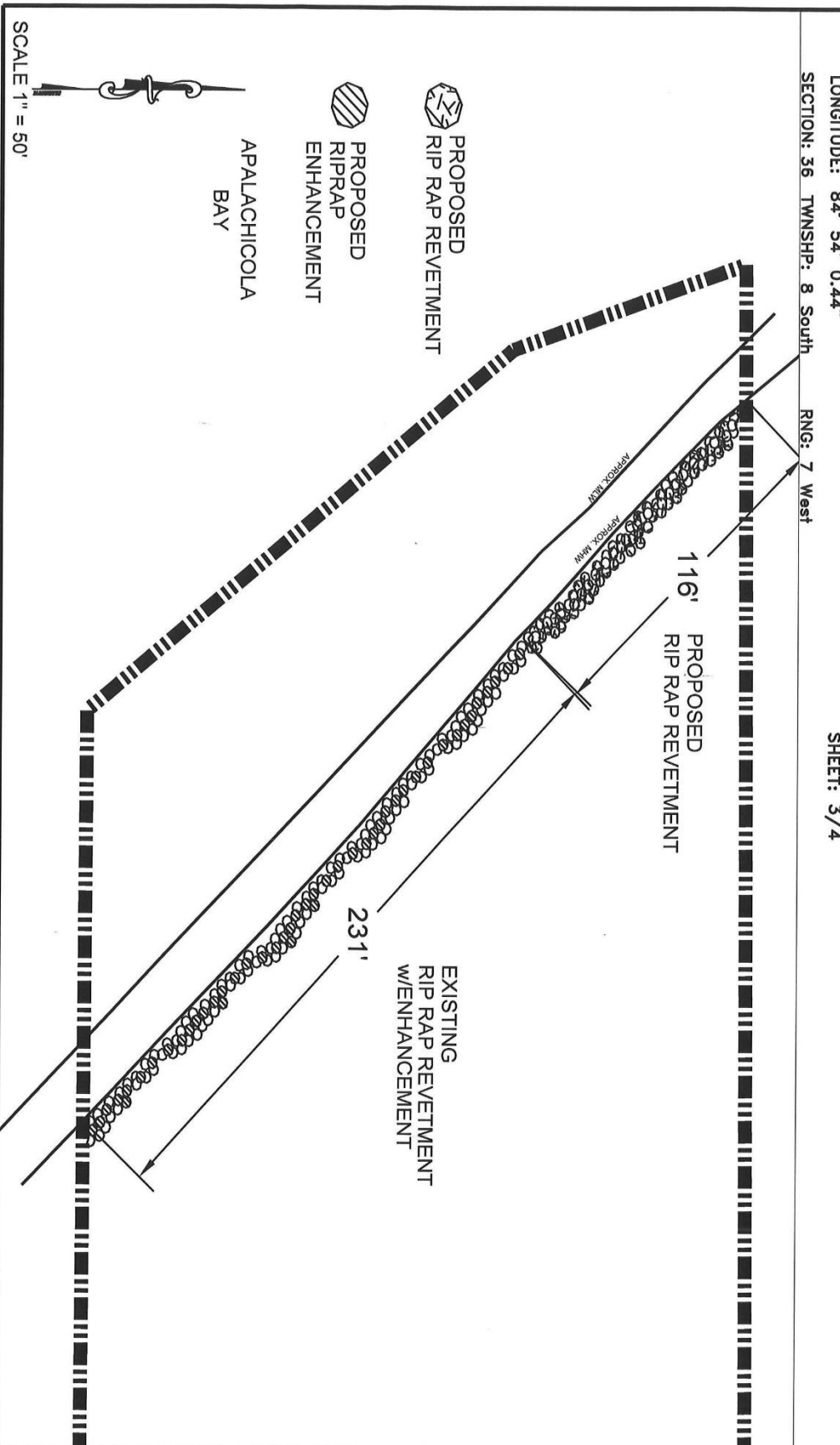
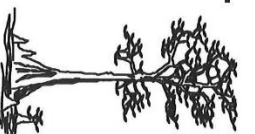
DEP:

COE:

OTHER:

DATE: October 18, 2018

SHEET: 3/4



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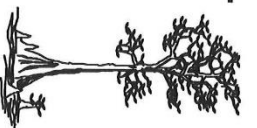
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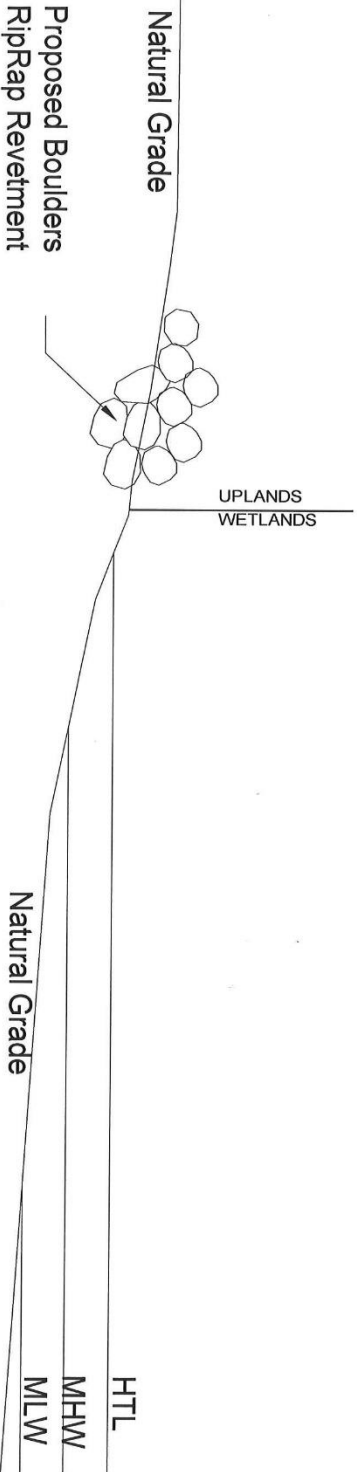
OTHER:

DATE: October 18, 2018

SHEET: 4/4



**Cross Section  
RipRap Revetment  
Not To Scale**



NOTE:  
Base Rock  
200 lbs

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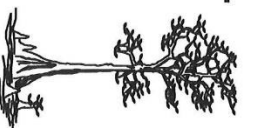
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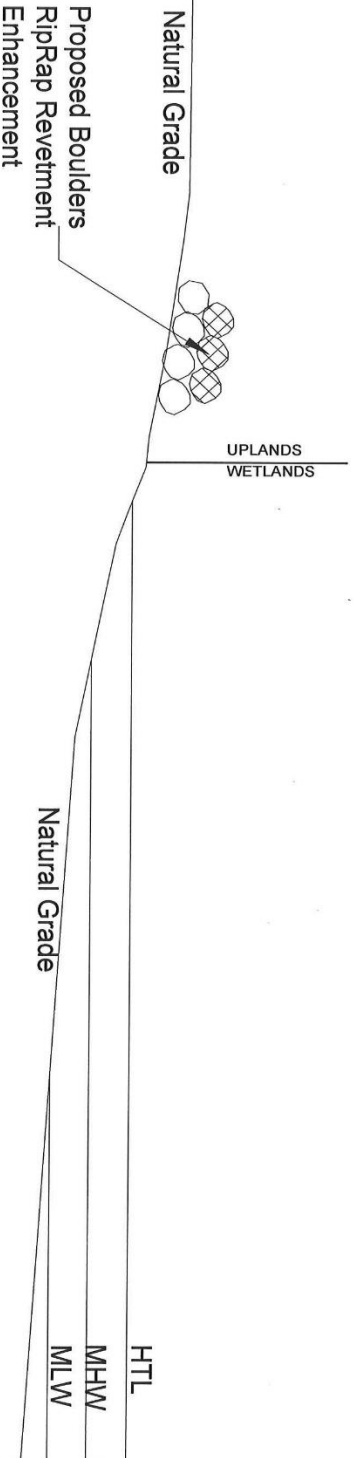
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DATE: October 18, 2018

SHEET: 4a/4

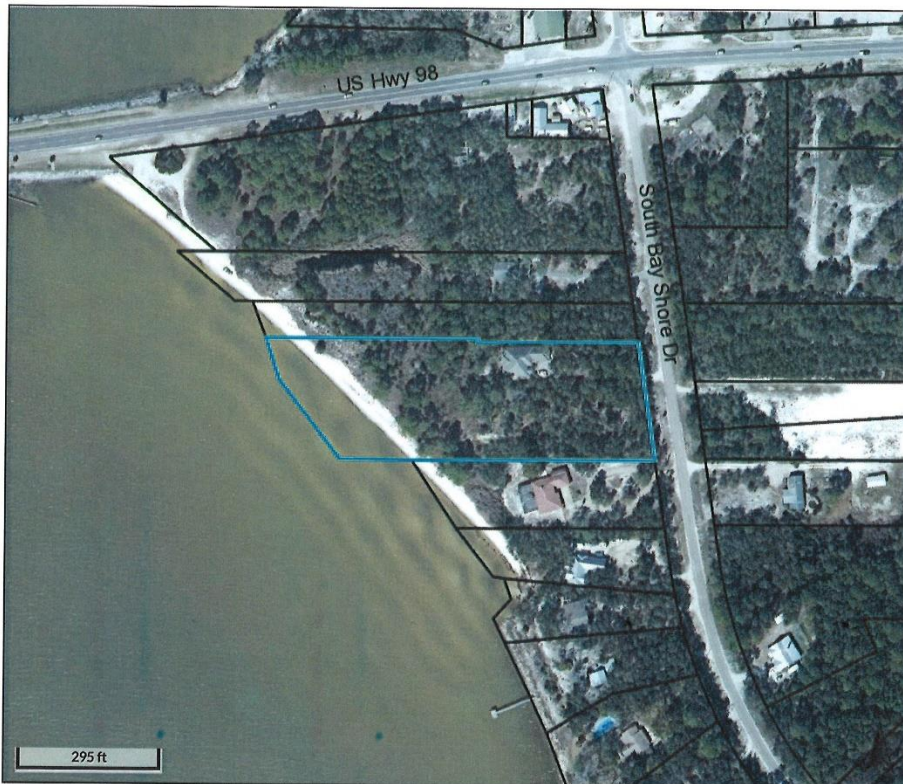


Cross Section  
Enhancement of  
an Existing  
RipRap Revetment  
Not To Scale



NOTE:  
Base Rock  
200 lbs








Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	36-08S-07W-0000-0400-0000	Alternate ID	07W08S36000004000000	Owner Address	DAIL DAVID & JEANNE M
Sec/Twp/Rng	36-8S-7W	Class	SINGLE FAM		25 SOUTH BAYSHORE DR
Property Address	25 S BAYSHORE DRIVE	Acreage	3.339		EASTPOINT, FL 32328
	EASTPOINT				
District	5				
Brief Tax Description	1.26 ACRES M/L IN SW 1/4 ALSO				
	(Note: Not to be used on legal documents)				

Date created: 10/4/2018  
Last Data Uploaded: 10/4/2018 8:03:26 AM

Developed by 

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Rob Vitale

WATERBODY/CLASS: N/A

PURPOSE: Land Use Planning / Variance

PROJECT LOCATION / USGS: St George Island / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9 South

RNG: 6 West

JOB: 18-133

DEP:

COE:

OTHER:

DATE: November 2, 2018

SHEET: 1/3





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LB No. 7415

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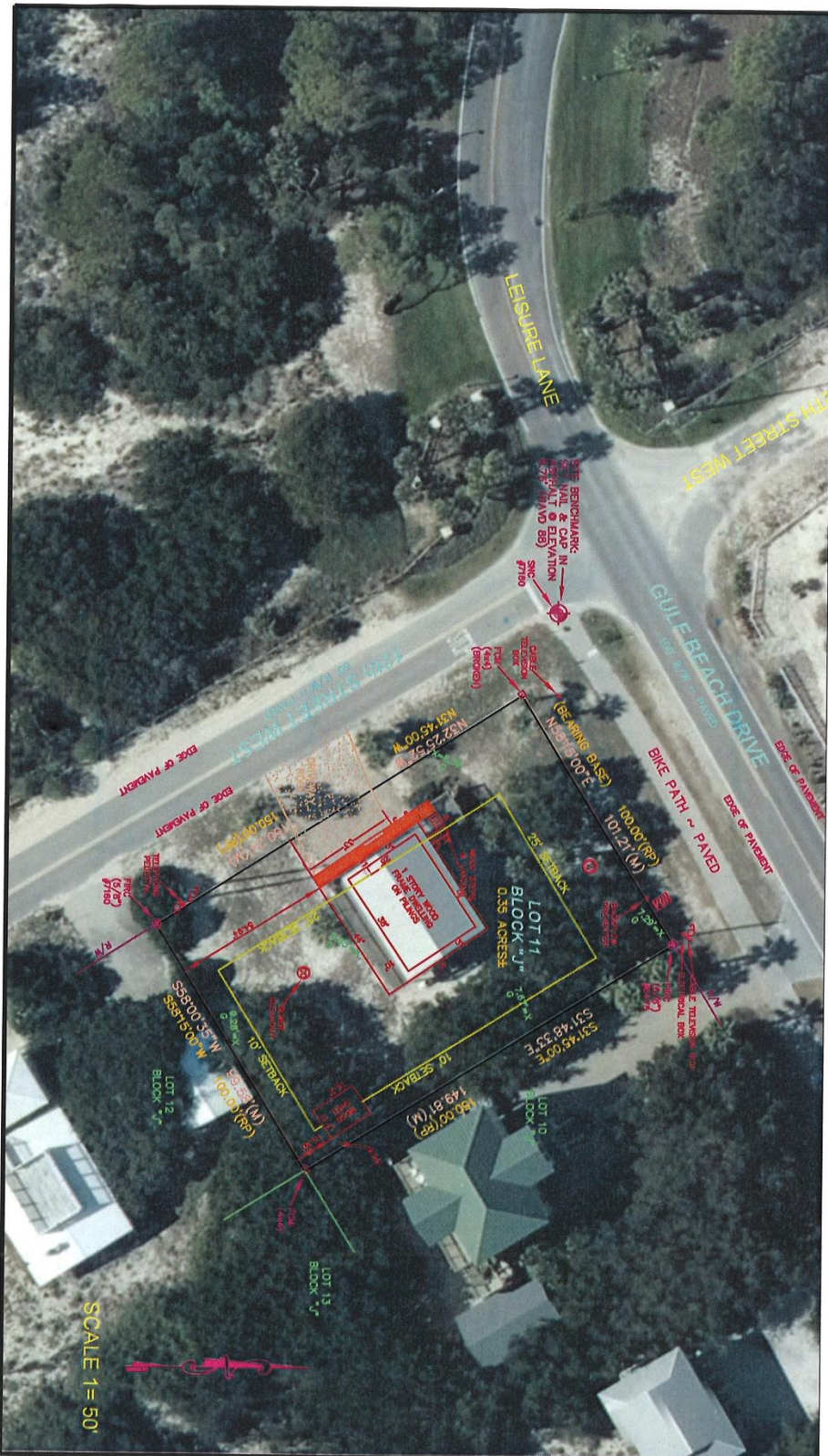
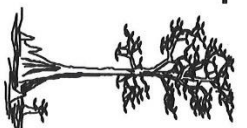
DEP:

COE:

OTHER:

DATE: November 2, 2018

SHEET: 2/3



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(850) 653-8899

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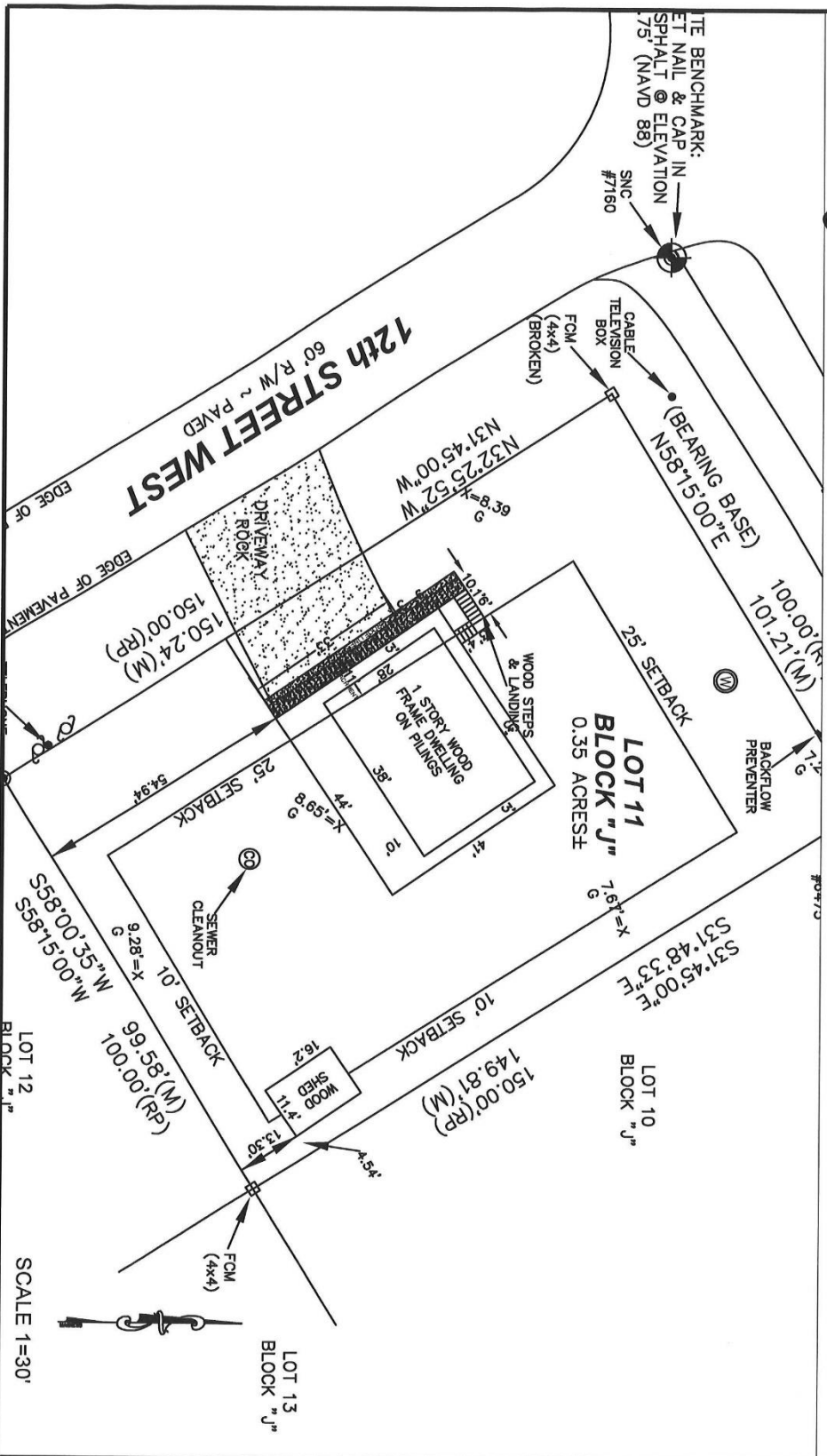
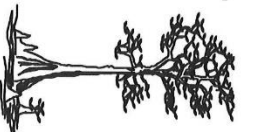
DEP:

COE:

OTHER:

DATE: November 2, 2018

SHEET: 3/3





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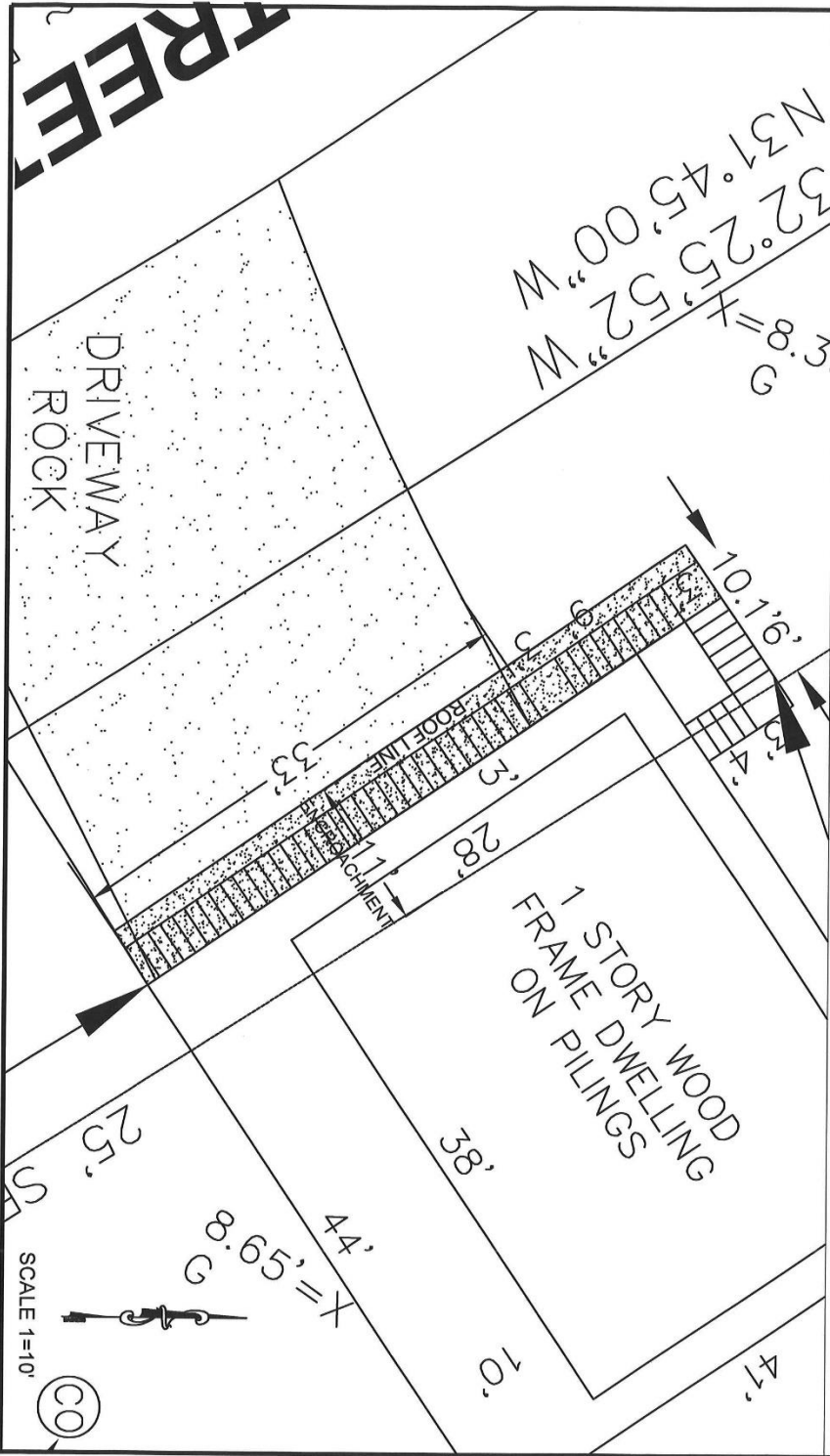
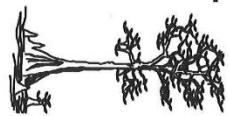
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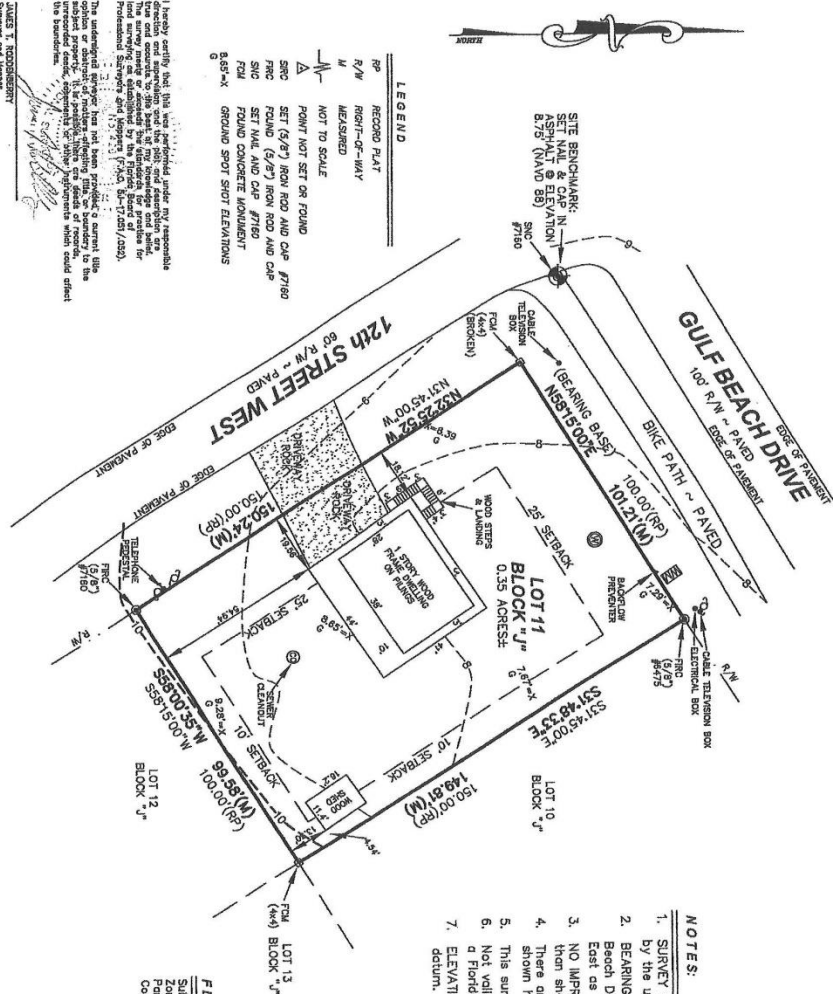
OTHER:

DATE: November 2, 2018

SHEET: 3A/3



**PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY CERTIFIED TO:  
ROBERT VITALE**



- NOTES:**
1. SURVEY SOURCE: Record plat, and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Southerly right-of-way boundary of Gulf Beach Drive being North 58 degrees 15 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 DOCUMENTATION, Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  7. ELEVATIONS shown hereon were established using NAD 1988 datum.



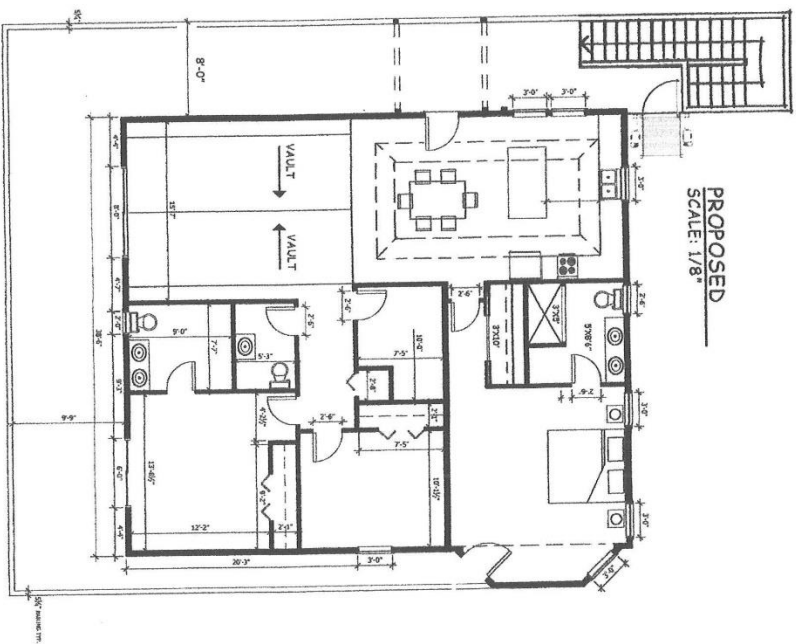
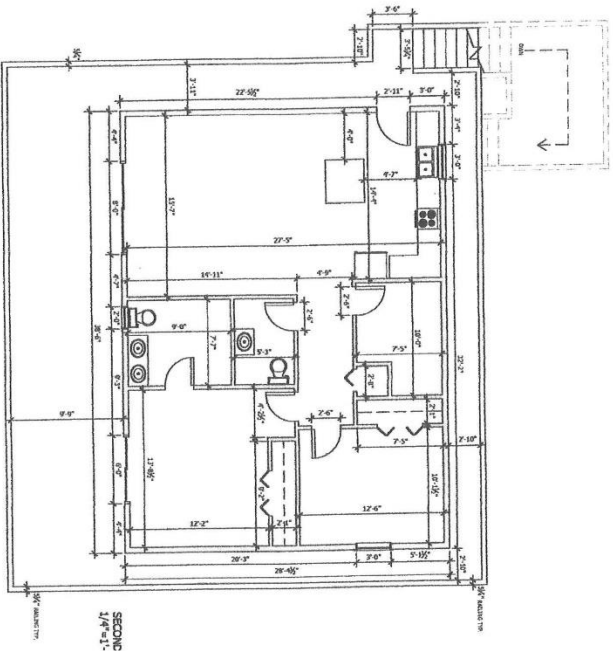
**LEGAL DESCRIPTION:**  
 Lot 11, Block "J" of ST. GEORGE  
 ISLAND GULF BEACHES UNIT 3, a  
 subdivision as per map or plat  
 thereof recorded in Plat Book 2,  
 Page 16 of the Public Records of  
 Franklin County, Florida.

**FLOOD ZONE INFORMATION:**

Subject property is located in Zone "AE" (EL 10) and Zone "VE" (EL 15) as per Flood Insurance Rate Map Community Panel No: 120088 0545F. Index date: February 5, 2014, Franklin County, Florida.

[illegible]

<b>TR &amp; A</b> <b>THURMAN RODENBERRY &amp; ASSOCIATES, INC.</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 900 • 126 SHILOH STREET • SPOKANE, ID. 83402-2205 PHONE NUMBER: 800-425-7100 FAX NUMBER: 208-326-1100 LS # 1718			
DATE: 1/26/97	BOOKED BY: RB	MAPS: POLY 1	COUNTY: PHOENIX
DATE OF LAST FIELD WORK: 1/16/97		JOB NUMBER: 03-50	



# VITALE RESIDENCE/ St George Island

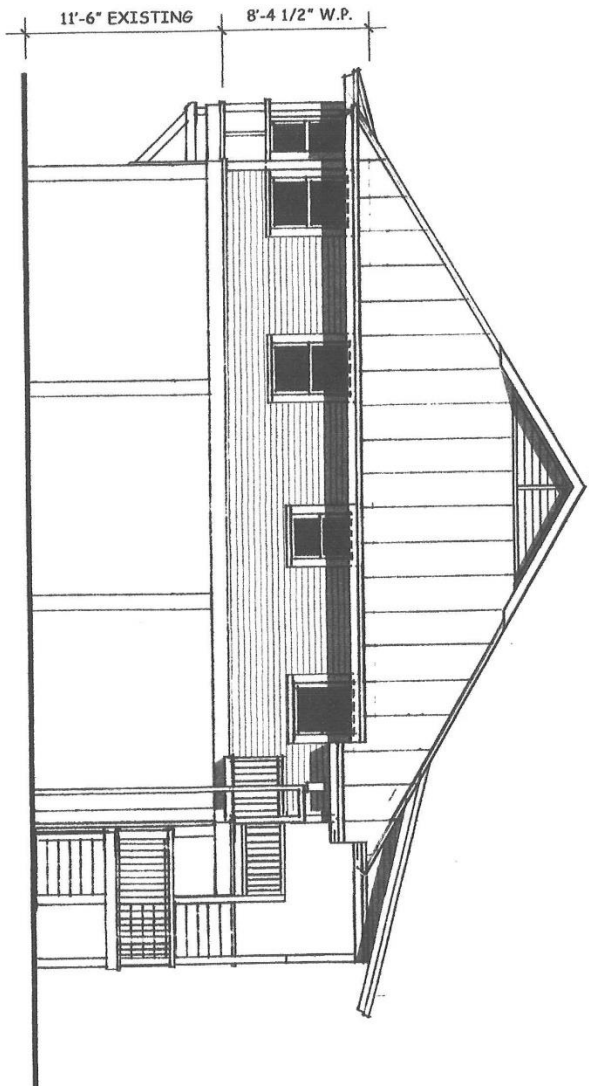
DATE: 10 January 2018

george coon inc

planning · design

· Architecture · FL 32320 · (850) 227 6898 · georgecoon@gmail.com

A1B



NORTH ELEVATION PROPOSAL  
SCALE: 3/16"=1'-0"

**VITALE RESIDENCE / St George Island**

DATE: 3 march 2018

**george coon inc**

planning · design  
· architectural · fl 32320 · (850)227 6898 · georgecoon@gmail.com

**A2**









© 2018 Google

Google Earth

7.05 ft



VITALE





VITALE





VITALE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APOALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Patsy Shuler

WATERBODY/CLASS: Apalachicola Bay / Class II / OFW / AP

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Eastpoint / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 36 TOWNSHIP: 8 South

RNG: 7 West

JOB: 18-139

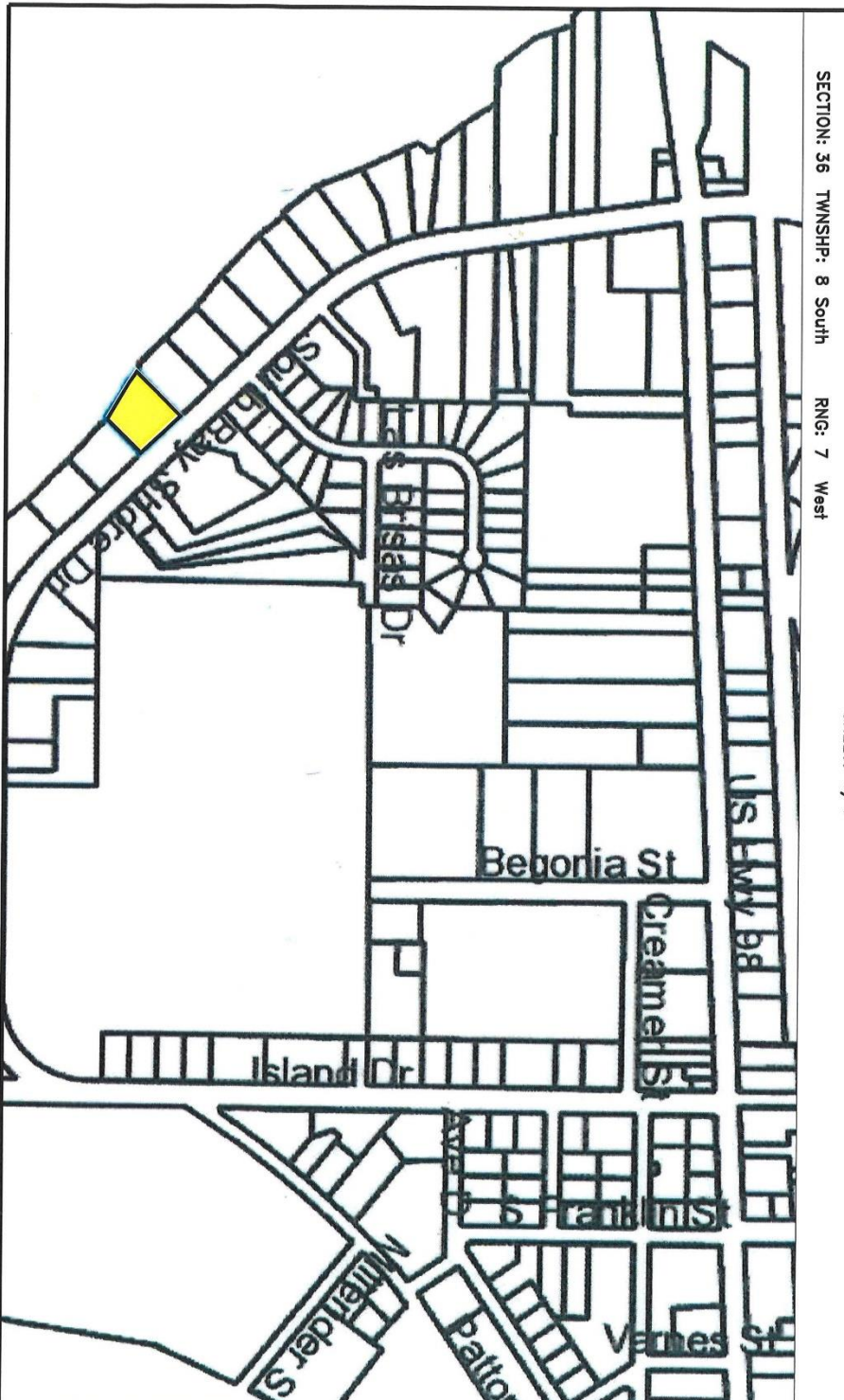
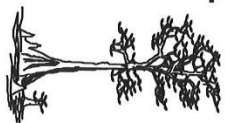
DEP:

COE:

OTHER:

DATE: November 13, 2018

SHEET: 1/4



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APPLICANT/CLIENT: Patsy Shuler

JOB: 18-139

WATERBODY/CLASS: Apalachicola Bay / Class II / OFW / AP

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Eastpoint / Franklin County

OTHER:

LATITUDE:

DATE: November 13, 2018

LONGITUDE:

SHEET: 2/4

SECTION: 36 TOWNSHIP: 8 South

RANGE: 7 West



APPLICANT/CLIENT: Patsy Shuler

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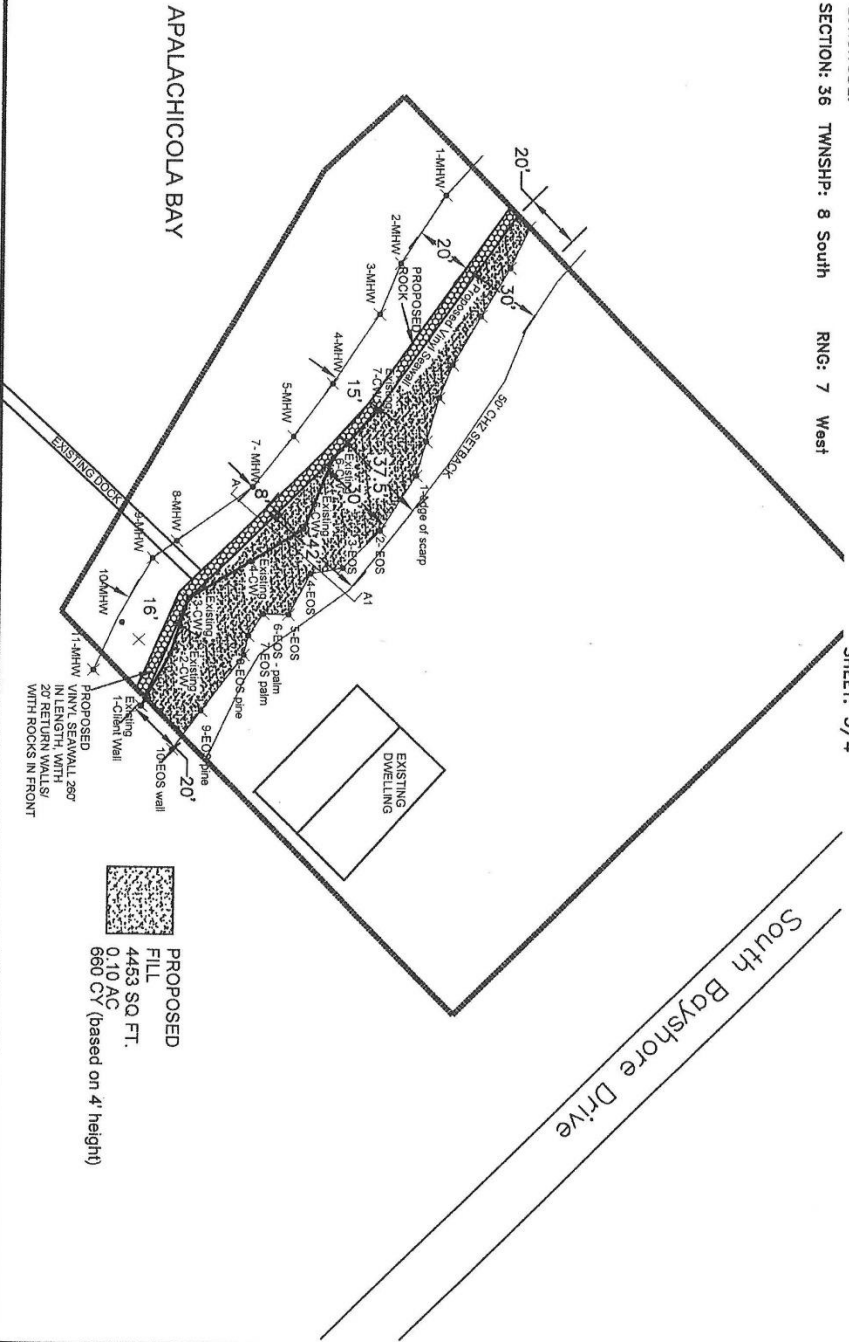
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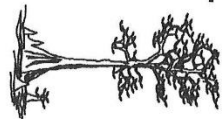
DATE: November 13, 2018

SHEET: 3/4



South Bayshore Drive





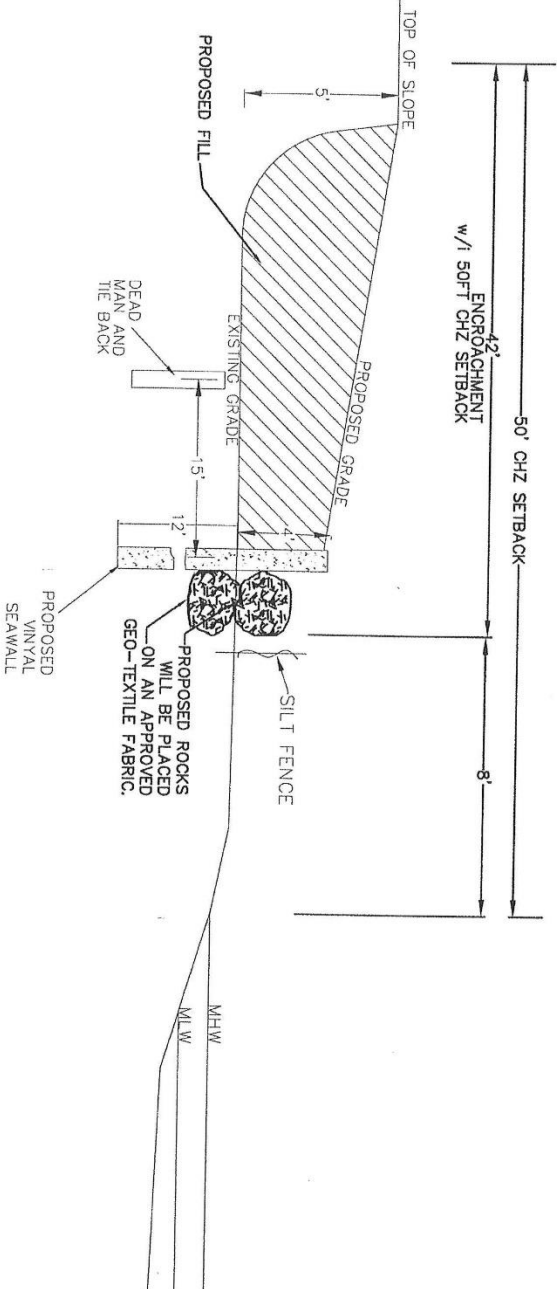
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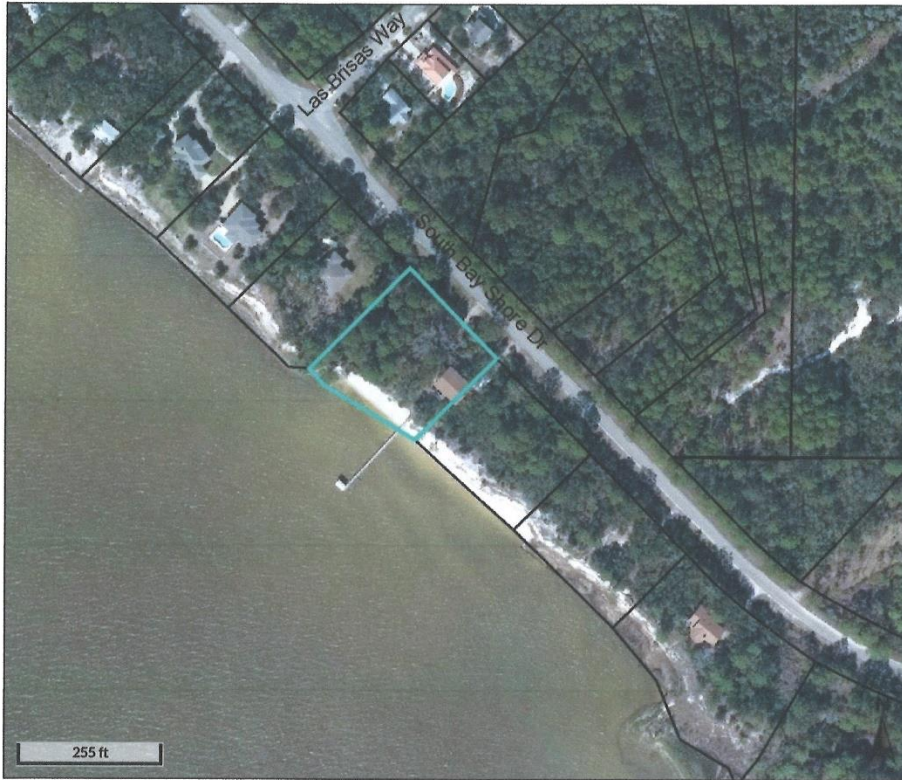
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COE:  
OTHER:  
DATE: November 13, 2018  
SHEET: 4/4

**Cross Section of Seawall  
NOT TO SCALE**








Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	36-085-07W-0000-0330-0020	Alternate ID	07W08S36000003300020	Owner Address	SHULER ALBERT M & PATSY ANN
Sec/Twp/Rng	--	Class	SINGLE FAM		99 SOUTH BAYSHORE DR
Property Address	99 SOUTH BAYSHORE DRIVE	Acreage	1.142		EASTPOINT, FL 32328
District	5				
Brief Tax Description	A PARCEL IN SEC 36 08S 07W				
	(Note: Not to be used on legal documents)				

Date created: 11/13/2018

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GEOSPATIAL



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

APPLICANT/CLIENT: Mary Johnson  
WATERBODY/CLASS: East Bay/ ClassII / OFW/ AP  
PURPOSE: Land Use Planning  
PROJECT LOCATION / USGS: Eastpoint / Franklin County  
LATITUDE: 29° 44' 41.08"  
LONGITUDE: 84° 53' 44.40"  
SECTION: 25 TOWNSHIP: 8 South      RNG: 7 West

JOB: 18-138  
DEP:  
COE:  
OTHER:  
DATE: November 6, 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@garlickenvy.com

LB No. 7415

APPLICANT/CLIENT: Mary Johnson

WATERBODY/CLASS: East Bay / ClassII / OFW / AP

PURPOSE: Land Use Planning

PROJECT LOCATION / USGS: Cape San Blas / Gulf County

LATITUDE: 29° 44' 41.08"

LONGITUDE: 84° 53' 44.40"

SECTION: 18 TOWNSHIP: 9 South

RNG: 7 West

JOB: 18-138

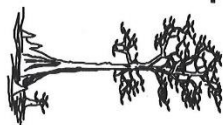
DEP:

COE:

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SHEET: 2/4



SCALE 1" = 200'



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JOB: 18-138

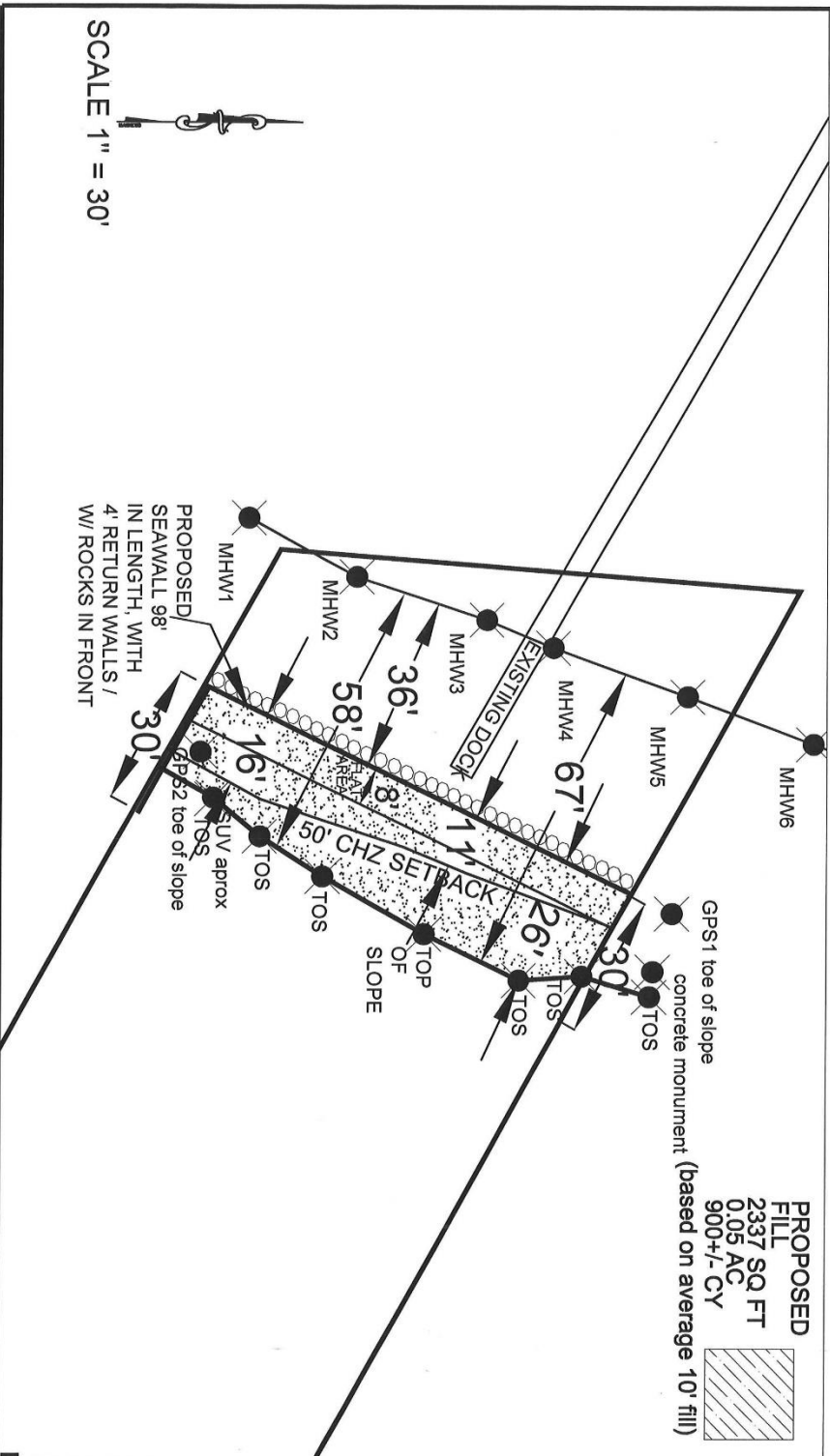
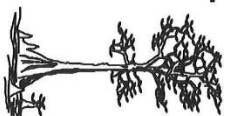
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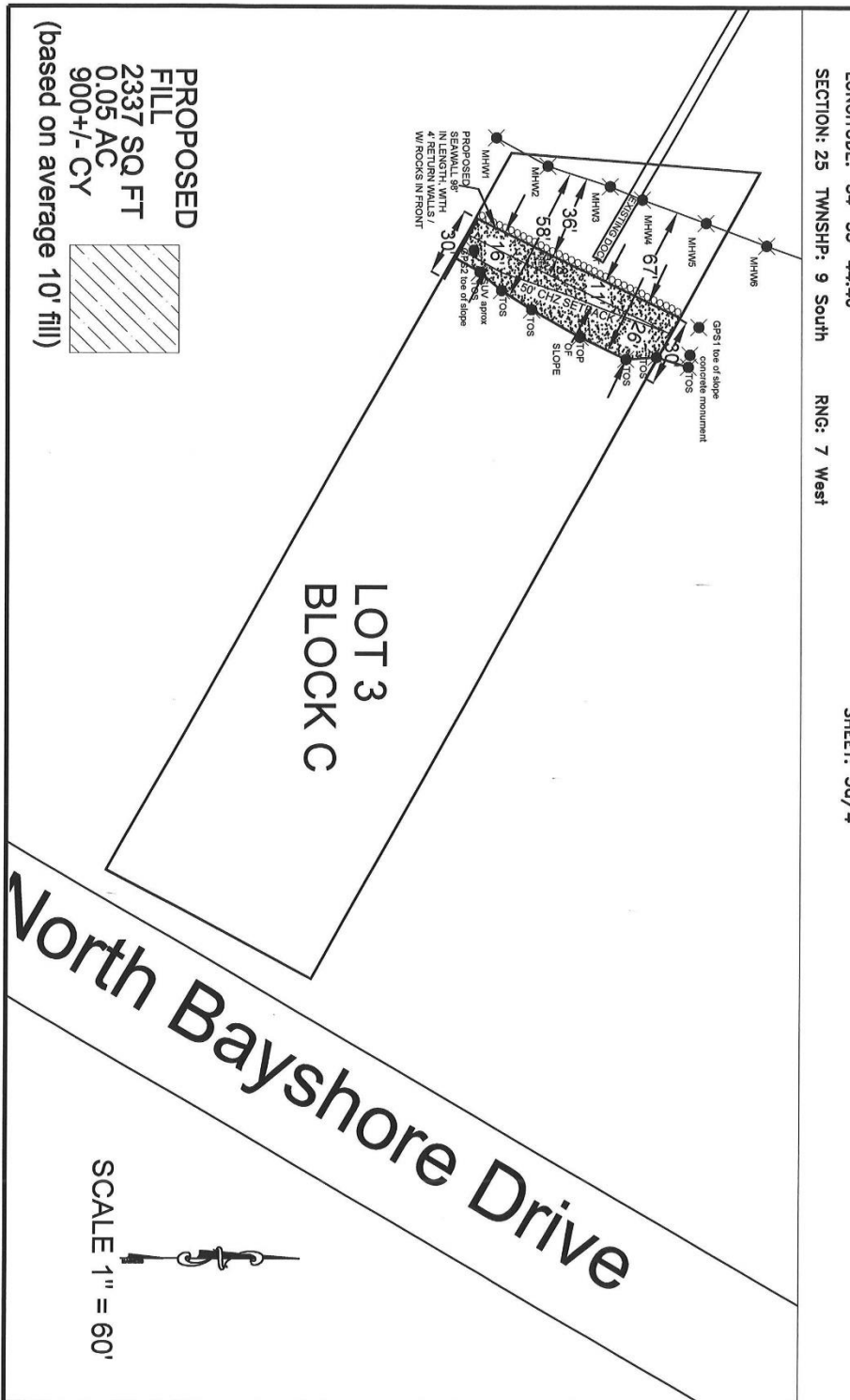
COE:

OTHER:

DATE: November 6, 2018

SHEET: 3/4





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SECTION: 25 TOWNSHIP: 9 South

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JOB: 18-138

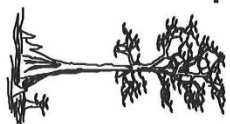
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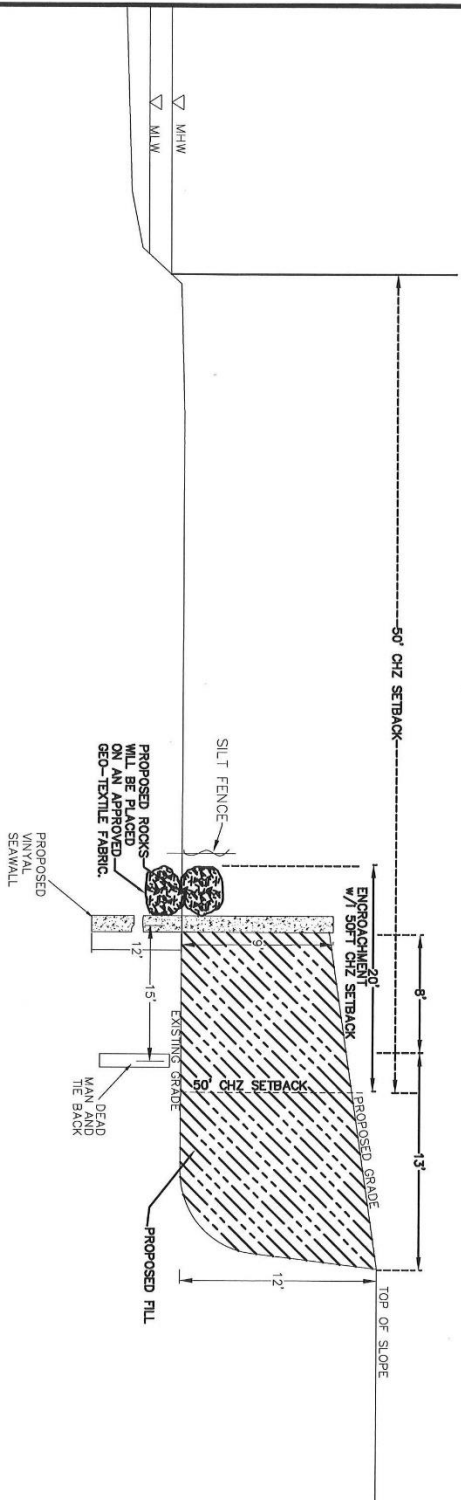
OTHER:

DATE: November 6, 2018

SHEET: 4/4



Cross Section of Seawall  
NOT TO SCALE



**PROPOSED FILL**  
2337 SQ FT  
0.05 AC  
900+/- CY  
(based on average 10' fill)

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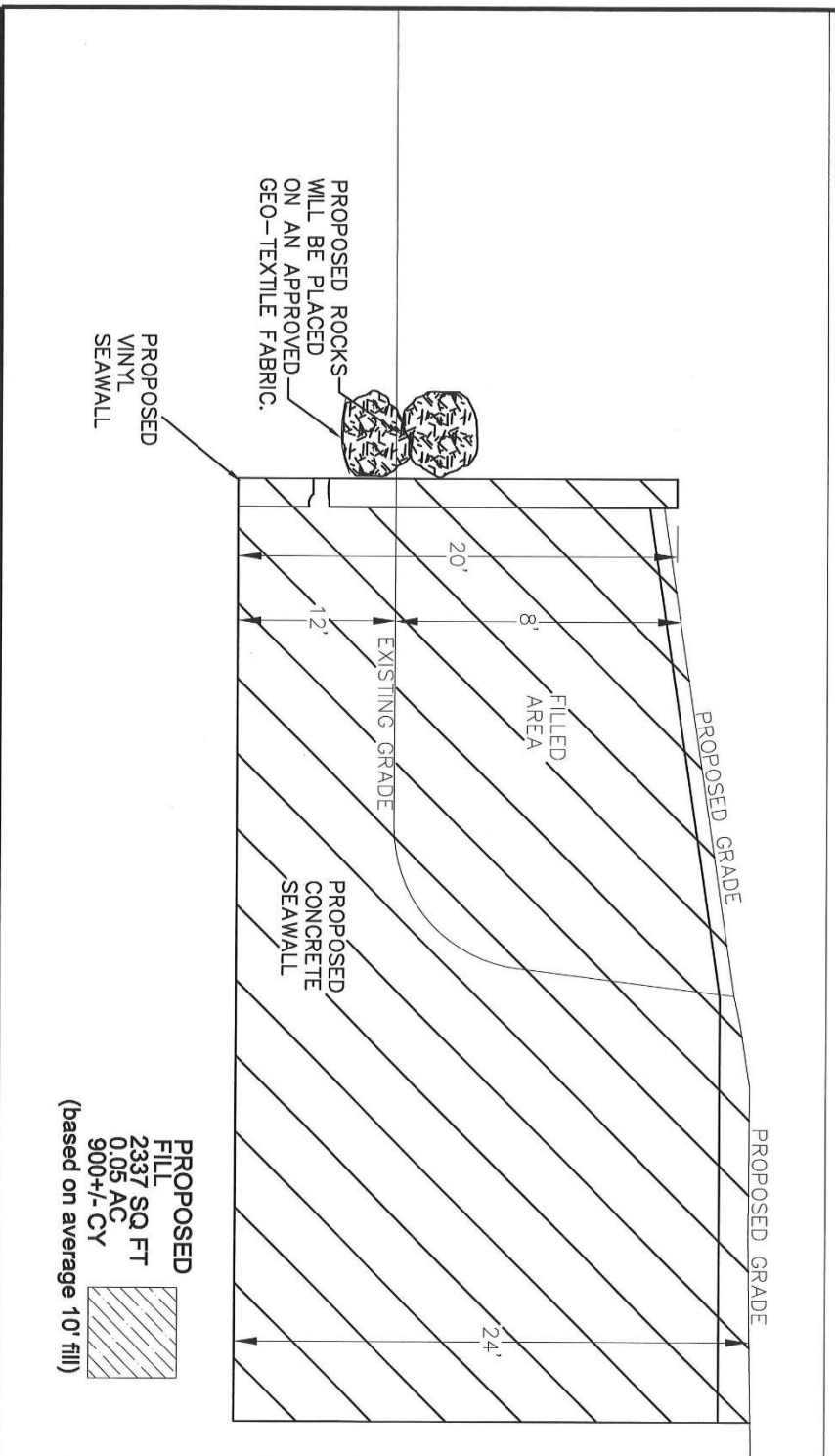
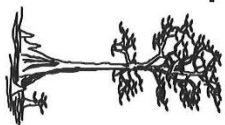
DEP:

COE:

OTHER:

DATE: November 6, 2018

SHEET: 4A/4







Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	25-085-07W-6300-00C0-0030	Alternate ID	07W08525630000C00030	Owner Address	JOHNSON JON ALAN & MARY RIOS
Sec/Twp/Rng	25-8S-7W	Class	SINGLEFAM		380 VAUGHN LANE
Property Address	135 N BAYSHORE DR	Acreage	0.859		QUEBECK, TN 38579
	EASTPOINT				
District	5				
Brief Tax Description	BLC LOT 3				
	(Note: Not to be used on legal documents)				

Date created: 11/2/2018

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