

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, MARCH 6, 2019 10:00 AM
FRANKLIN COUNTY FORT COOMBS ARMORY
66 4TH 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, January 9, 2019 as mailed.
2. Consideration of a request to construct a vinyl seawall that will encroach 10 feet into the 50 feet Critical Habitat Zone. The vinyl seawall will have boulders placed 3 feet in front of it that will support the sand that will be placed behind the seawall, which was removed during Hurricane Michael. The property is described as Lot 6, 2324 Highway 98, Carrabelle, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Ronald & Daisey Laome.
3. Consideration of a request to construct a 6' x 75' vinyl and concrete seawall 50 feet from the Mean High Water and 10 feet into both side setbacks with approximately 180 cubic yards of fill landward on property lying in Section 5, Township 7 South, Range 1 West, 1223 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Roger Crowson, Agent for Robert & Lisa Zborowski.
4. Consideration of a request to construct a 5' x 90' foot vinyl and concrete seawall 60 feet from the Mean High Water and 10 feet into both side setbacks with approximately 80 cubic yards of fill landward on property described as Lot 34, Penn Point, Unit 7, 1035 Gulf Shore Boulevard, Alligator Point, Franklin County, Florida. Request submitted by Roger Crowson, Agent for Matthew Zaloumis.
5. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 22, Dog Island Subdivision, Unit 1 Unrecorded, 858 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for John & Jennifer Bueltel.
6. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 2, Block 4, Unit 1

Unrecorded, Dog Island subdivision, 938 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for Michael & Robin Nix.

7. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 111, Unit 1 Unrecorded, Dog Island Subdivision, 512 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for Barton & Shelly Milligan.
8. Consideration of a request for a 25 foot variance from the well and septic. (To meet the minimum State requirement.) The property is described as Lot 15, Unrecorded Subdivision, 886 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Rosanne Wood & Peter Kreis, Owners.
9. Consideration of a request for a 25 foot variance from the well and septic tank. (To meet the State requirement.) The property is described as Lot 16, Unrecorded Dog Island, 882 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Richard Grape, Owner.
10. Consideration of a request to construct a vinyl retaining seawall with a 15' wingwall on the west side and a 12' wingwall on the east side. The property is described as 193 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Larry Joe Colson, Agent for Bruce & Alejandra Stinson.
11. Consideration of a request to construct a vinyl retaining seawall. The property is described as Lot 5, Treasure Cove, 1211 East Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Larry Joe Colson, Agent for The Carol M. Grages.

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

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: Ronald Paul & Daisey Laome JOB: 18-118

WATERBODY/CLASS: St George Sound/ Class II / OFW / not an AP DEP: COE:

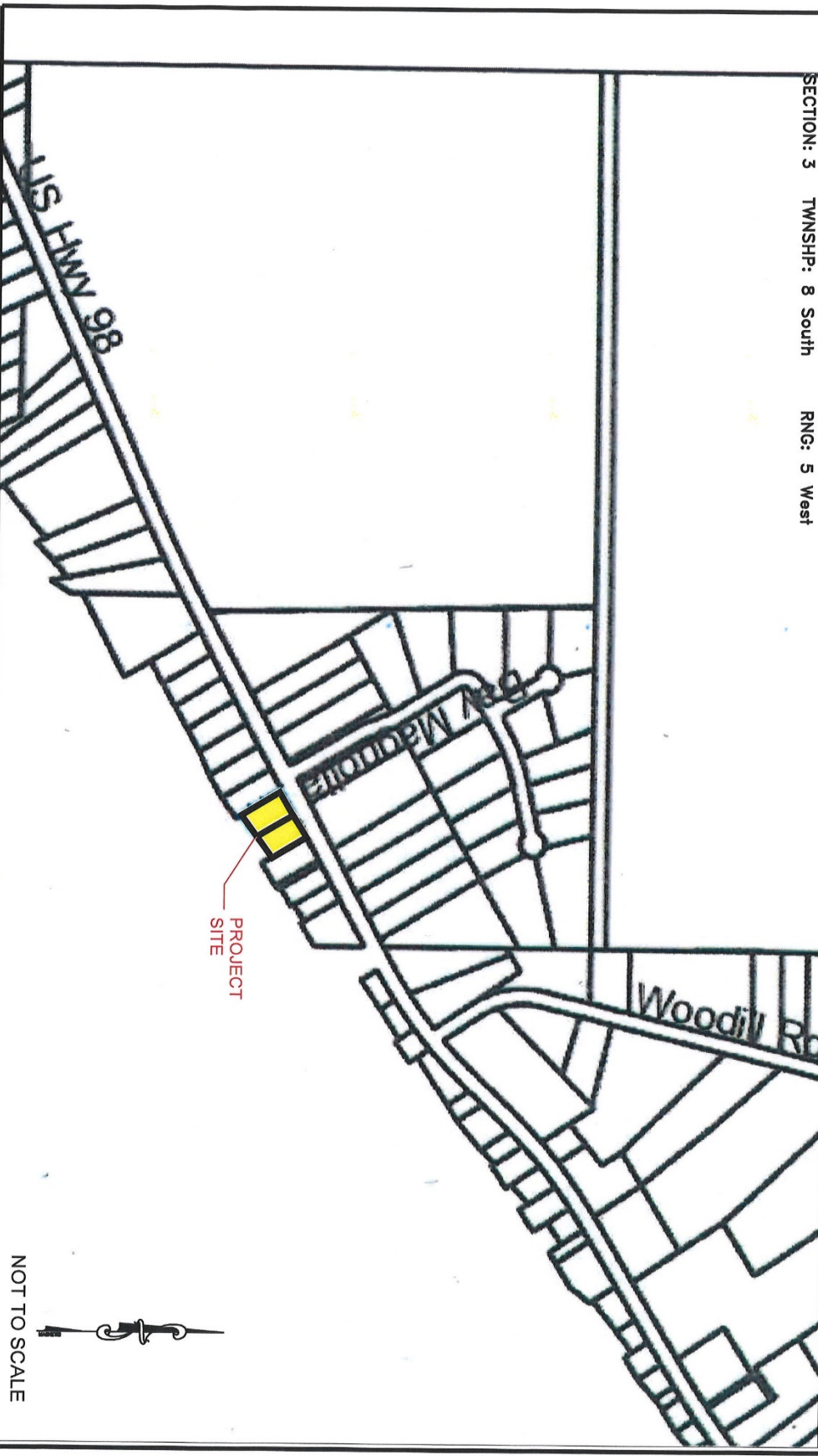
PURPOSE: Development Feasibility Assessment OTHER:

PROJECT LOCATION / USGS: St George Sound / Franklin County DATE: January 15, 2019

LATITUDE: SHEET: 1/4

LONGITUDE:

SECTION: 3 TOWNSHIP: 8 South RANG: 5 West



NOT TO SCALE

garlick@garlickenv.com

JOB: 18-118

DEP:

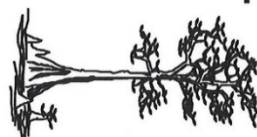
COE:

OTHER:

DATE: January 15, 2019

SHEET: 2/4

SECTION: 3 TOWNSHIP: 8 South RANGE: 5 West



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LB No. 7415

JOB: 18-118

DEP:

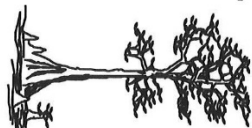
COE:

OTHER:

DATE: January 15, 2019

SHEET: 3/4

King: 3 West



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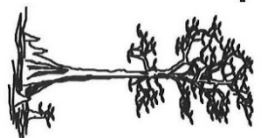
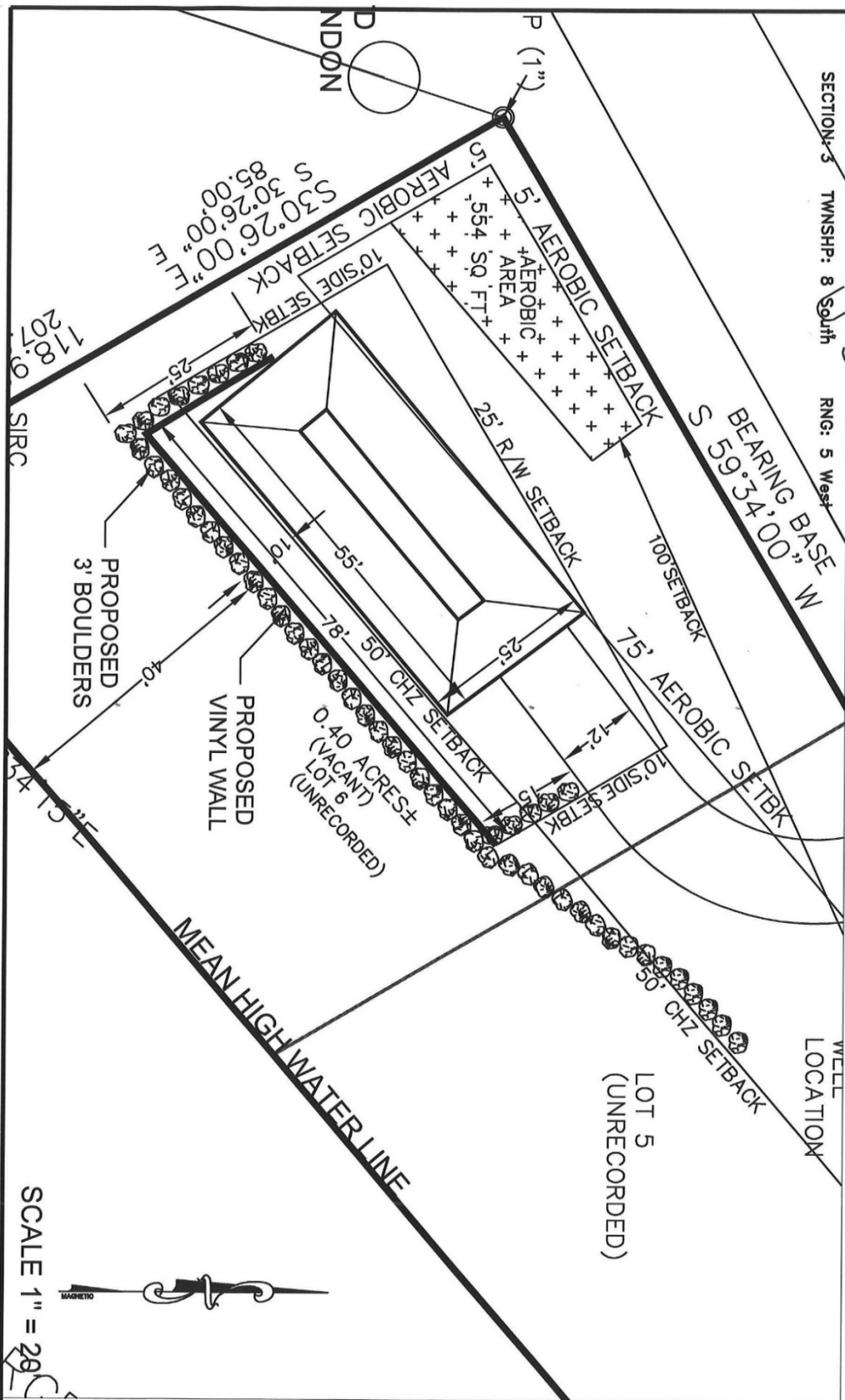
WATERBODY/CLASS: St George Sound / Class II / OFW / not an AP DEP COE:

PURPOSE: Development Feasibility Assessment OTHER:

PROJECT LOCATION / USGS: St George Sound / Franklin County DATE: January 15, 2019

LATITUDE: SHEET: 4/4

SECTION: 3 TOWNSHIP: 8 South RANG: 5 West






Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 05-07S-01W-0000-0370-0000

Sec/Twp/Rng 5-7S-1W

Property Address 1223 ALLIGATOR DR

ALLIGATOR POINT

District 7

Brief Tax Description 75 FT X 158.63 FT X 75 FT

(Note: Not to be used on legal documents)

Alternate ID 01W07S05000003700000

Class SINGLE FAM

Acreage 0.331

Owner Address ZBOROWSKI ROBERT

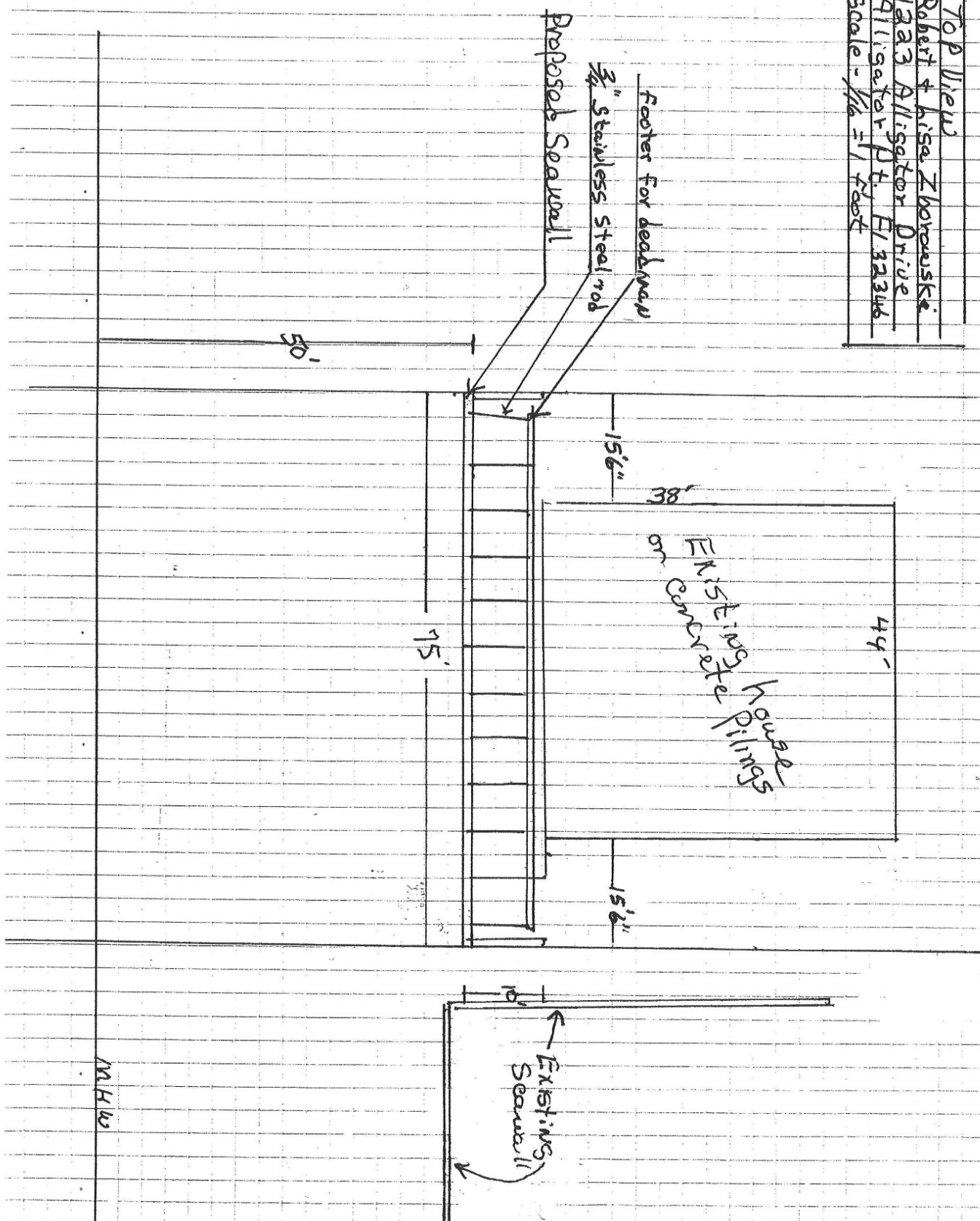
28 BROCKWAY ROAD

ELLENTON, CT 06029

Date created: 1/17/2019

Last Data Uploaded: 1/17/2019 7:01:40 AM

Developed by  **Schneider**
GEOSPATIAL





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 04-07S-01W-1047-0000-0340
Sec/Twp/Rng 4-7S-1W
Property Address 1035 GULF SHORE BLVD

Alternate ID 01W07S04104700000340
Class VACANT
Acreage 0.283

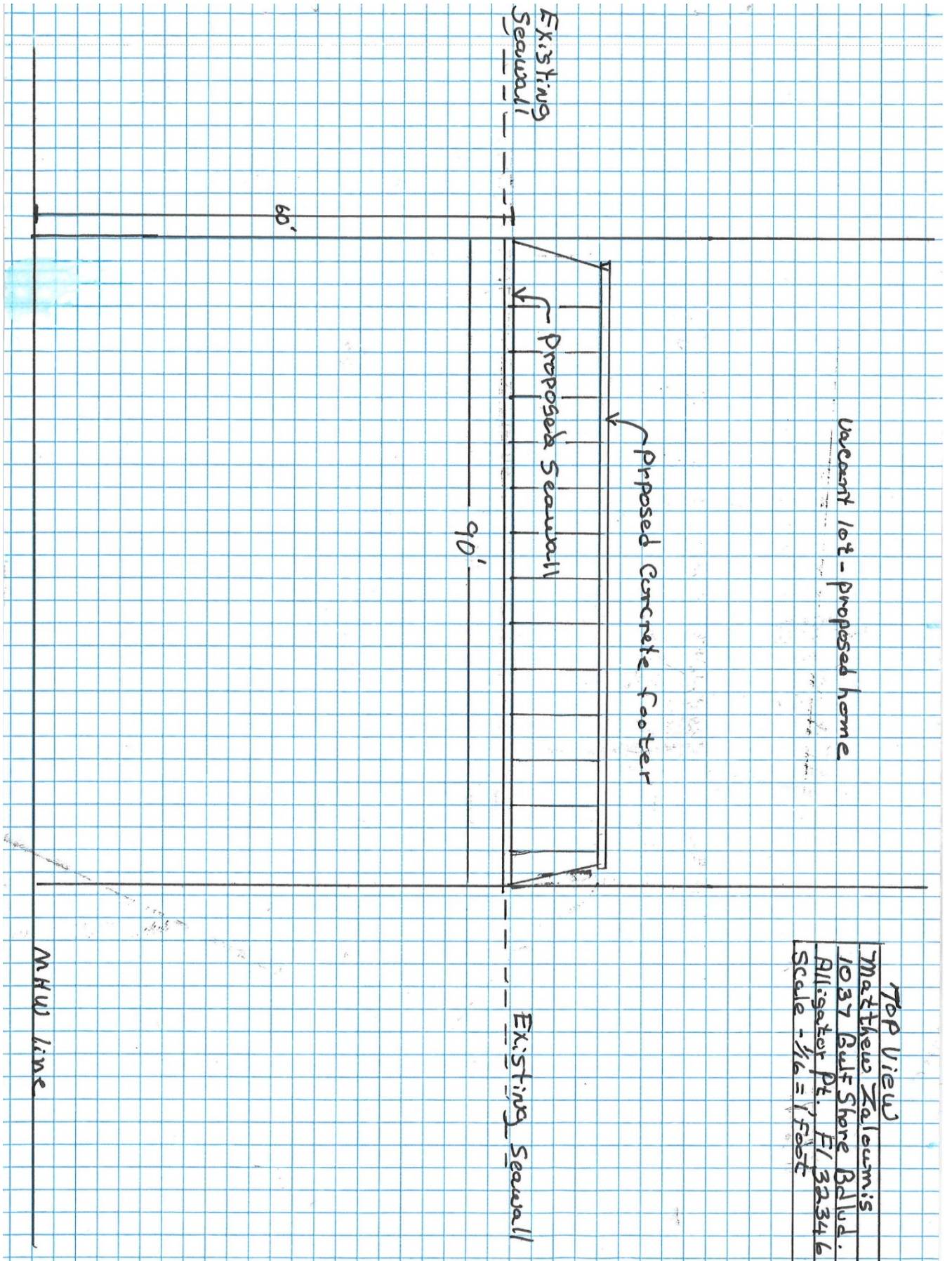
Owner Address SEAIT OUR WAY LLC
315 RIGGS ST., BLDG A
SUITE 6
OXFORD, CT 06478

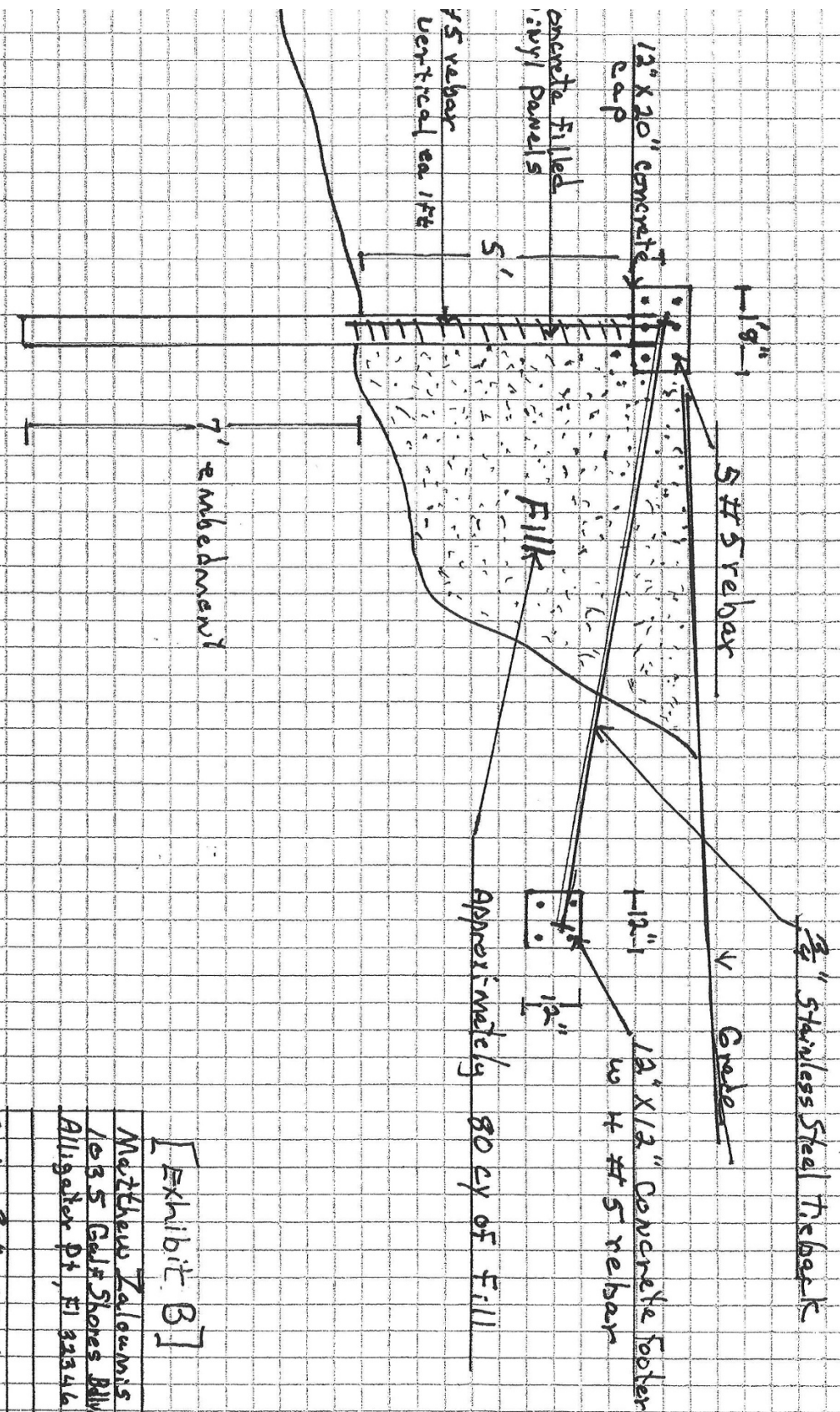
District 7
Brief Tax Description UNIT 7 LOT 34
(Note: Not to be used on legal documents)

Date created: 1/17/2019
Last Data Uploaded: 1/17/2019 7:01:40 AM

Developed by  **Schneider**
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Zaloumis





[Exhibit B]

Matthew Zaloumis
1035 Gulf Shores Blvd
Alligator Pt, FL 32346

Scale = 1/8" = 1 foot



Overview



Legend

-  Parcels
-  Roads
-  City Labels

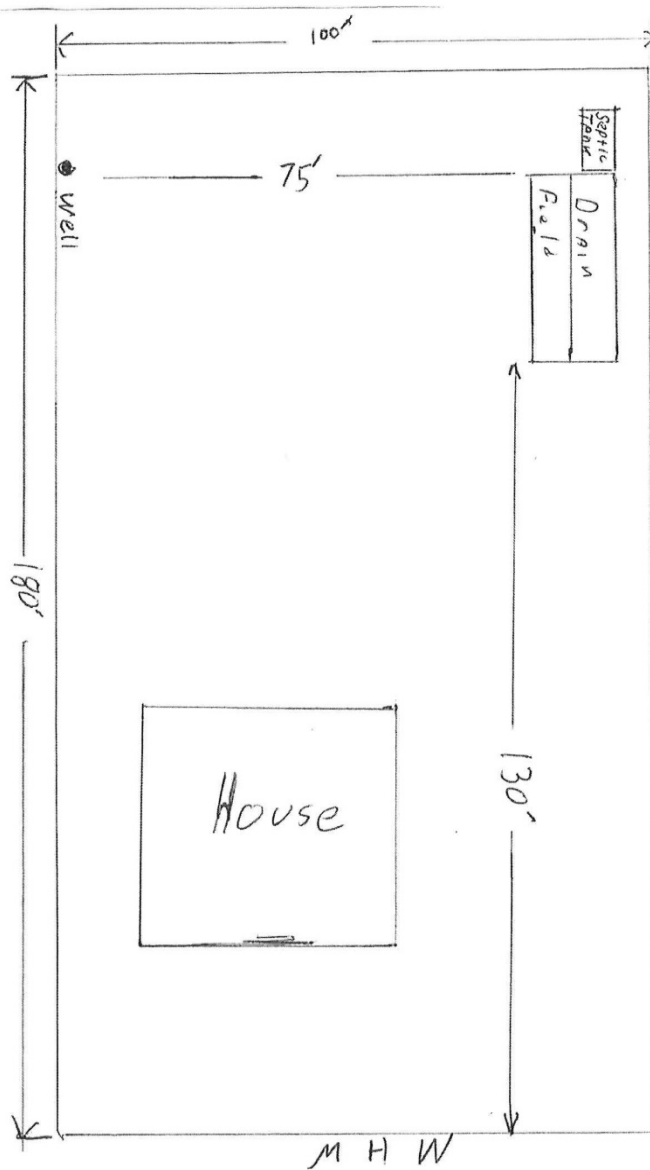
Parcel ID	06-08S-04W-5260-0000-0220	Alternate ID	04W08S06526000000220	Owner Address	BUELTEL JOHN J & JENNIFER M
Sec/Twp/Rng	6-8S-4W	Class	SINGLE FAM		3150 ROCKPORT DR
Property Address	858 GULF SHORE DR	Acreage	n/a		CUMMINGS, GA 30041
District	4				
Brief Tax Description	LOT 22 UNRECORDED DOG ISLAND				
	(Note: Not to be used on legal documents)				

Date created: 1/17/2019
Last Data Uploaded: 1/17/2019 7:01:40 AM

Developed by  **Schneider**
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Bueltel

858 Gulf Shore Dr.



**Overview****Legend**

-  Parcels
-  Roads
-  City Labels

Parcel ID 06-08S-04W-5260-0000-0020**Sec/Twp/Rng** 6-8S-4W**Property Address** 938 GULF SHORE DRIVE
DOG ISLAND**District** 4**Brief Tax Description** LOT 2 OR/65/595

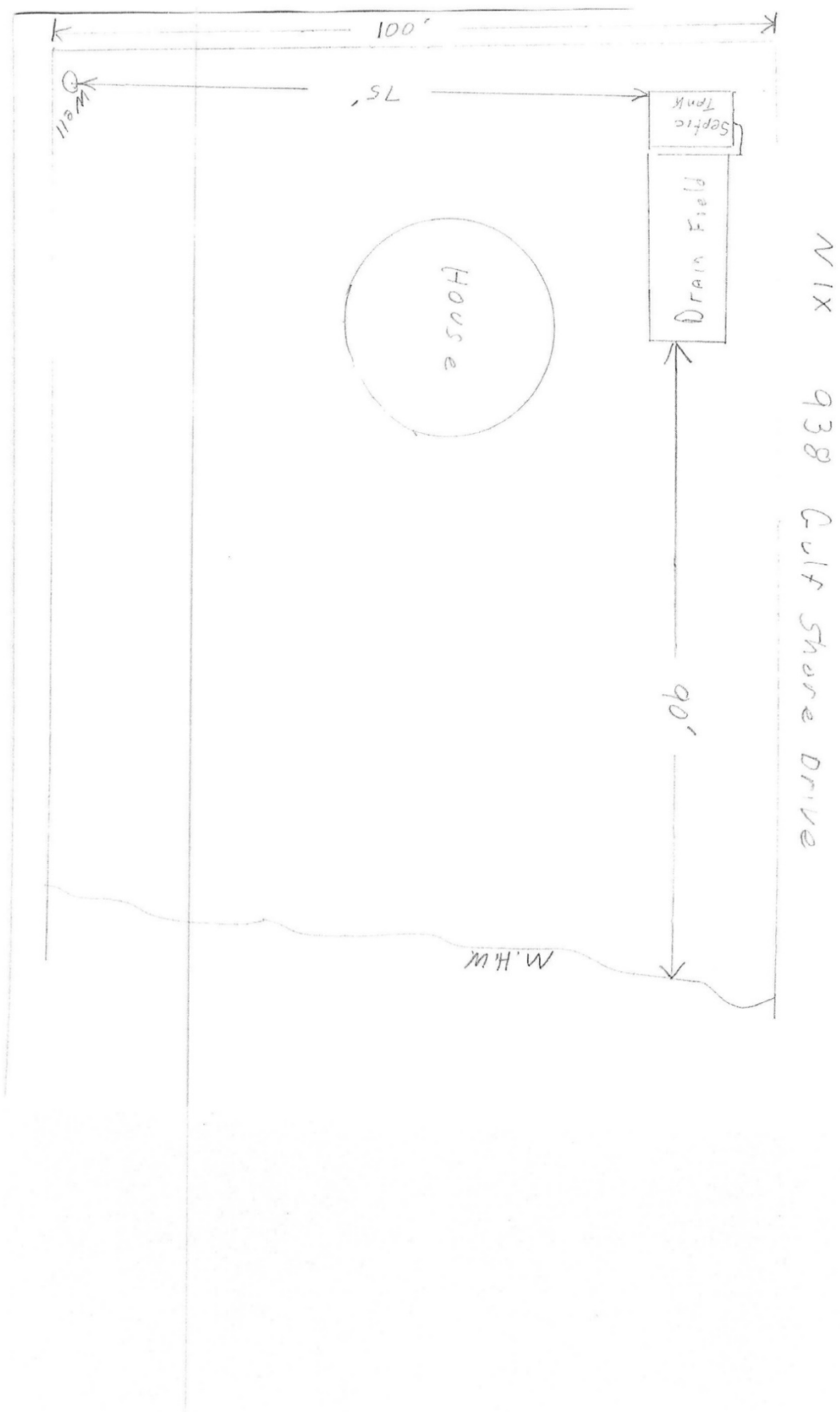
(Note: Not to be used on legal documents)

Alternate ID 04W08S06S26000000020**Class** SINGLE FAM**Acreage** n/a**Owner Address** NIX MICHAEL W & ROBIN C
3031 ELTHAM PL
DECATUR, GA 300333253

Date created: 1/17/2019

Last Data Uploaded: 1/17/2019 7:01:40 AM

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Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	06-08S-04W-5260-0000-1110	Alternate ID	04W08S06526000001110	Owner Address	MILLIGAN BARTON A & SHELLEY A
Sec/Twp/Rng	6-8S-4W	Class	SINGLE FAM		18555 S.65TH WEST AVENUE
Property Address	512 GULF SHORE DR	Acreage	n/a		MOUNDS, OK 740474686
District	4				
Brief Tax Description	LOT 111 OR 92 433				

(Note: Not to be used on legal documents)

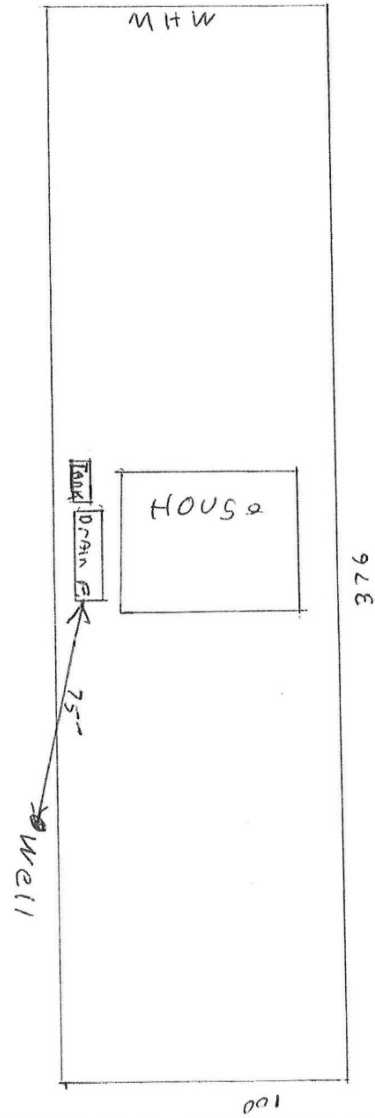
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Milligan

512 Gulf Shore Dr.

Gulf of Mexico




Gulf Shore Dr.



Overview



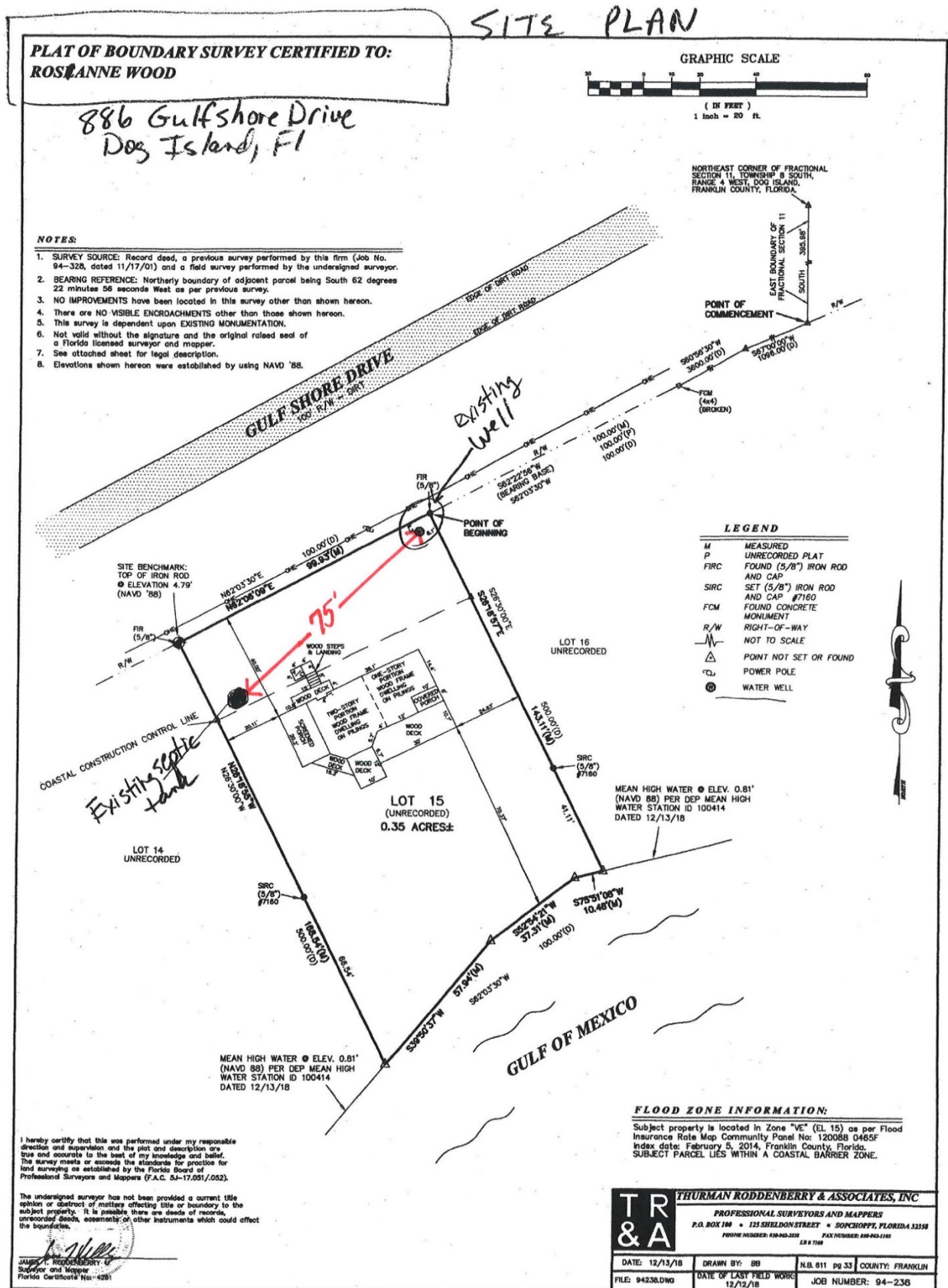
Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	06-085-04W-5260-0000-0150	Alternate ID	04W08506526000000150	Owner Address	WOOD ROSANNE & PETE KREIS
Sec/Twp/Rng	6-8S-4W	Class	SINGLE FAM		2264 GRASSROOTS WAY
Property Address	886 GULF SHORE DR	Acreage	n/a		TALLAHASSEE, FL 32308
District	4				
Brief Tax Description	LOT 15 OR/52/202				
	(Note: Not to be used on legal documents)				

Date created: 1/18/2019
Last Data Uploaded: 1/18/2019 7:01:23 AM

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Grape



Overview



Legend

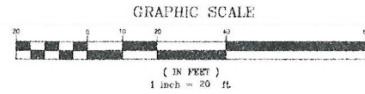
-  Parcels
-  Roads
-  City Labels

Parcel ID	06-085-04W-5260-0000-0160	Alternate ID	04W08506526000000160	Owner Address	GRAPE RICHARD KEVIN JR
Sec/Twp/Rng	6-8S-4W	Class	SINGLE FAM		7827 SOUTHWEST RD
Property Address	882 GULF SHORE DR	Acreage	n/a		PASADENA, MD 21122
District	4				
Brief Tax Description	LOT 16 OR/43/59 OR 170/369				
	(Note: Not to be used on legal documents)				

Date created: 1/18/2019
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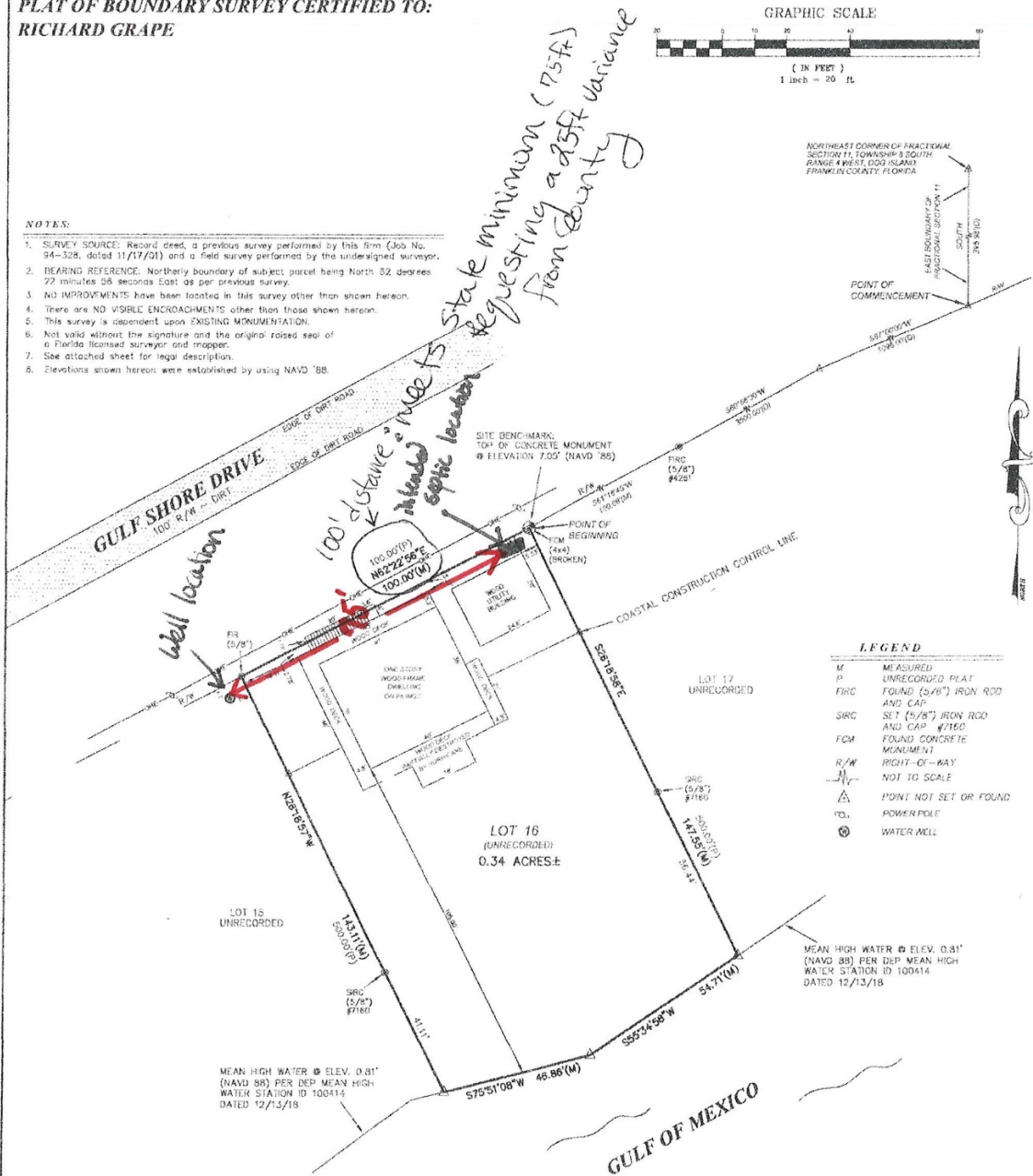
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GEOSPATIAL

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
RICHARD GRAPE**



NOTES:

1. SURVEY SOURCE: Record deed, a previous survey performed by this firm (Job No. 94-328, dated 11/17/01) and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly boundary of subject parcel being North 82 degrees 22 minutes 58 seconds East as per previous survey.
3. NO IMPROVEMENTS have been located in this survey other than those shown herein.
4. There are NO VISIBLE ENCROACHMENTS other than those shown herein.
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. See attached sheet for legal description.
8. Elevations shown herein were established by using NAVD '88.



FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE" (EL. 15) as per Flood Insurance Rate Map Community Panel No. 120088 0465F index date: February 5, 2014, Franklin County, Florida. SUBJECT PARCEL LIES WITHIN A COASTAL BARRIER ZONE.

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. The 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. 12C-12.001(7)(52)).

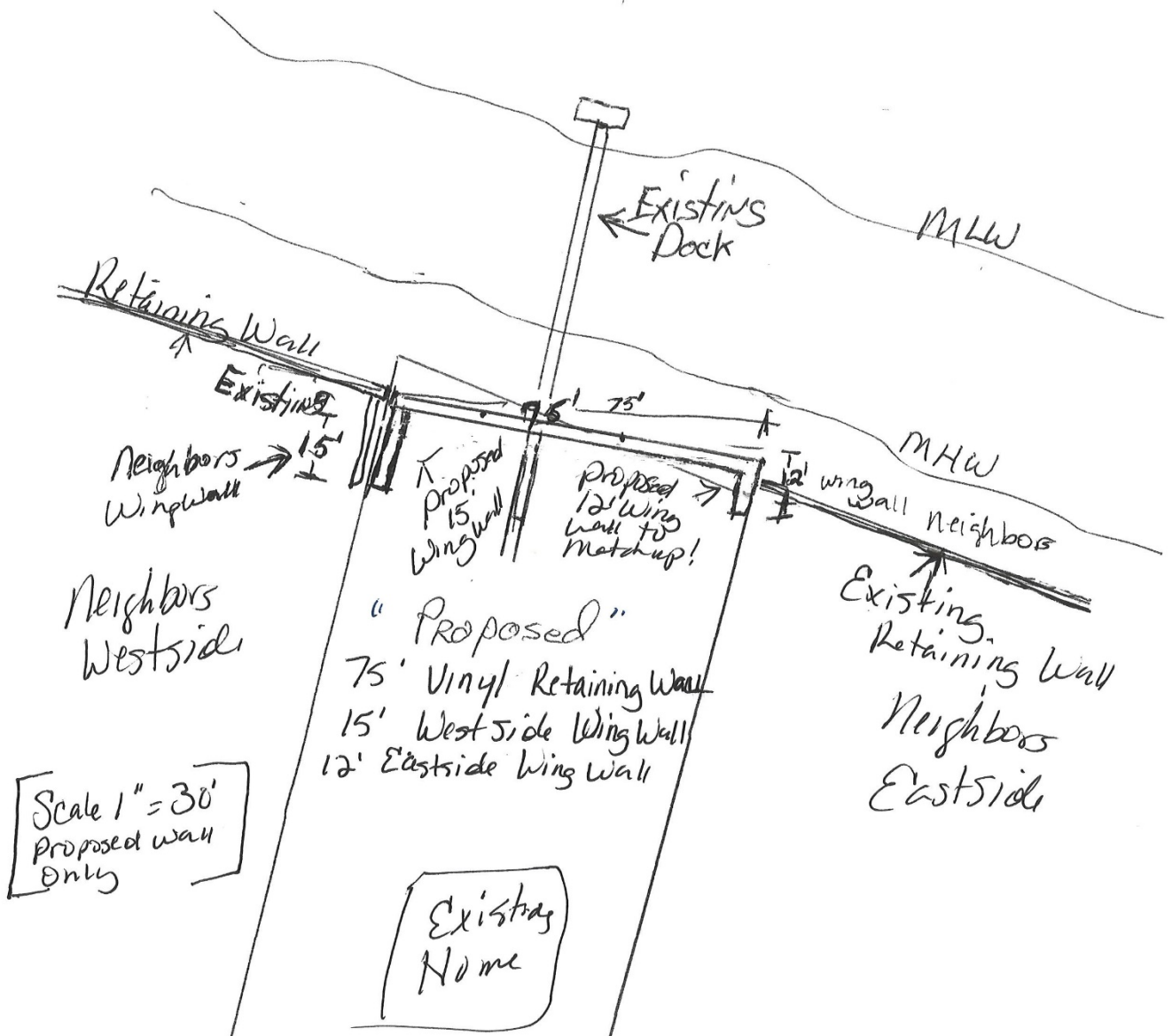
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261

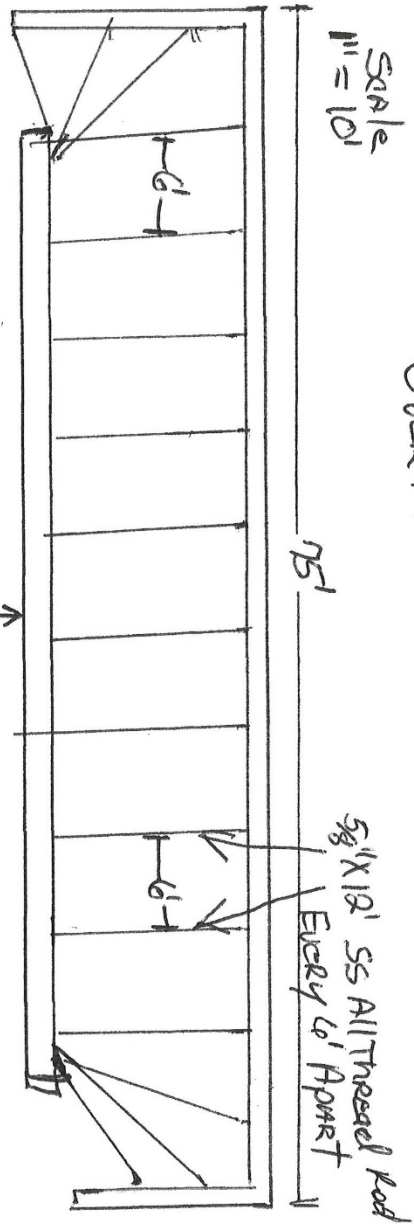
TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 109 • 121 SHELTON STREET • NORCHOP, FLORIDA 32158			
PHONE NUMBER 352-942-2100 FAX NUMBER 352-942-7101			
DATE: 12/13/18	DRAWN BY: HR	N.B. 611 DQ.33	COUNTY: FRANKLIN
FILE: 94328.16.DWG	DATE OF LAST FIELD WORK: 12/12/18	JOB NUMBER: 94-328	

Applicant: MR. & MRS BRUCE STINSON

→ Proposed Retaining Wall ^{Vinyl} ABOVE MHW
193 Harbor Circle, Alligator Point, FL.
* Overhead View *



"Side View Drawing" Over Head View



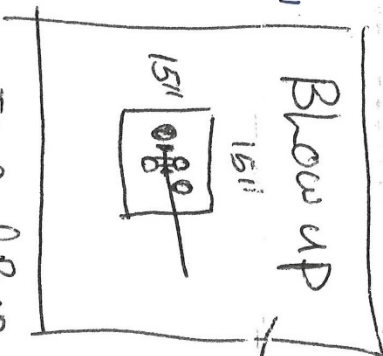
Concrete 15' x 15' Deadman

Applicant, Bruce Stinson

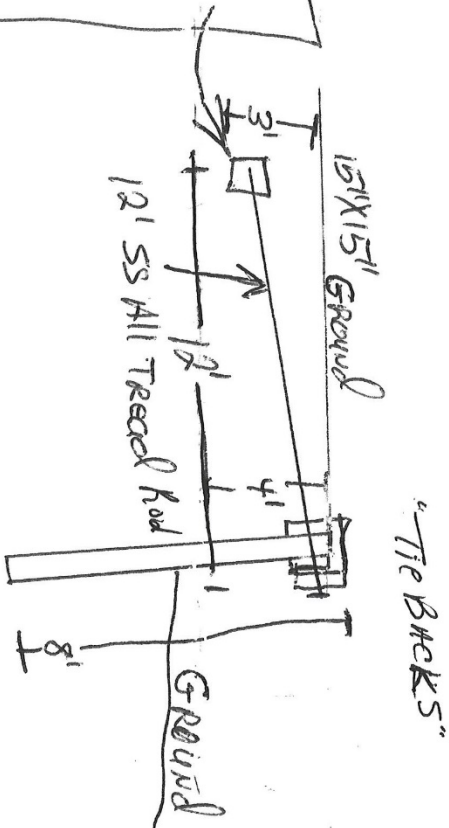
"Deadmen"

193 Harbor Circle
Alligator FL

Proposed New Retaining Wall
Vinyl



5/8 Reel Bar
4 Pieces



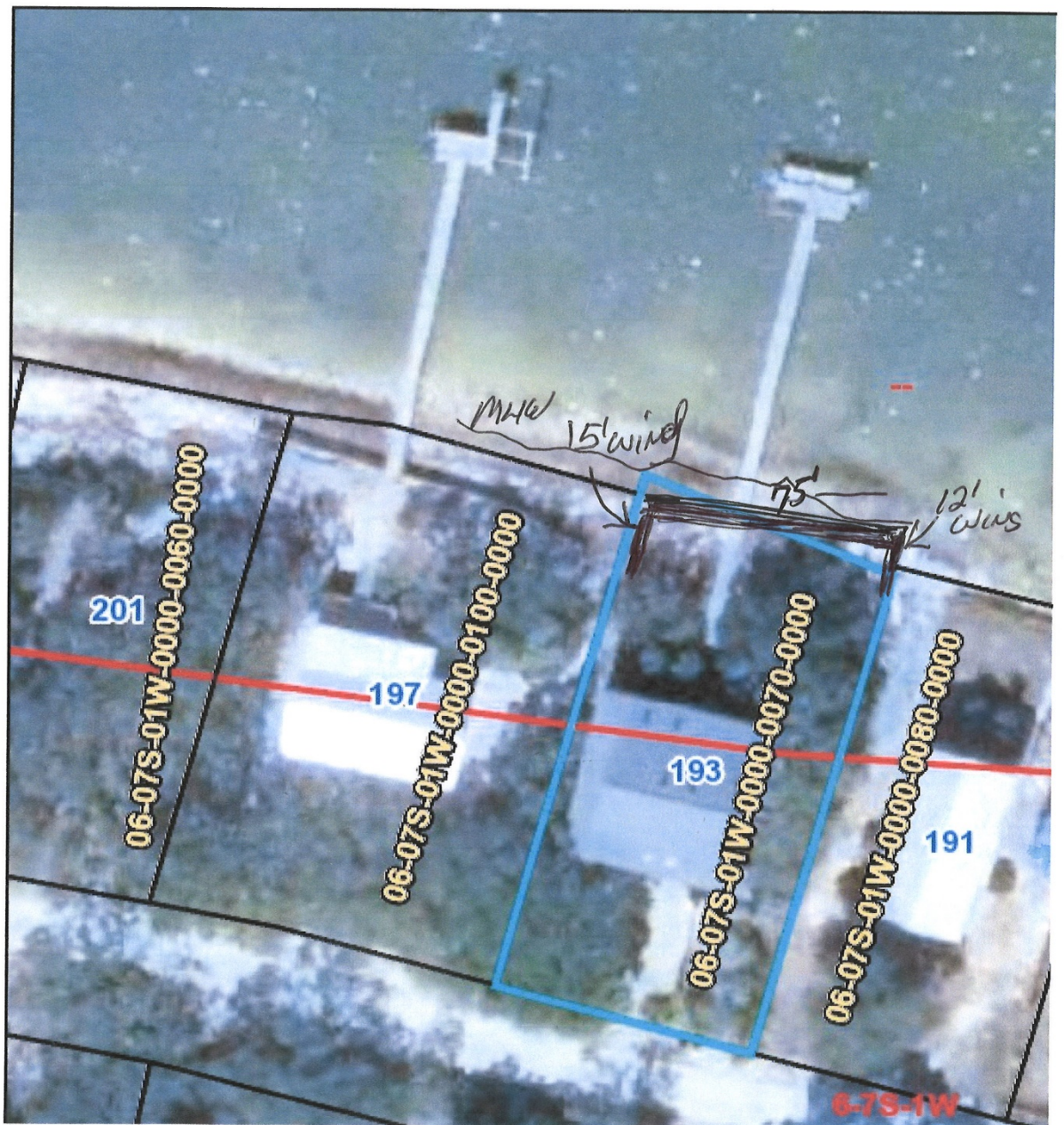
Applicant Bruce Stinson
Proposed = Retaining Wall ABOVE MHW
193 Harbor Circle, Alligator Point, FL.

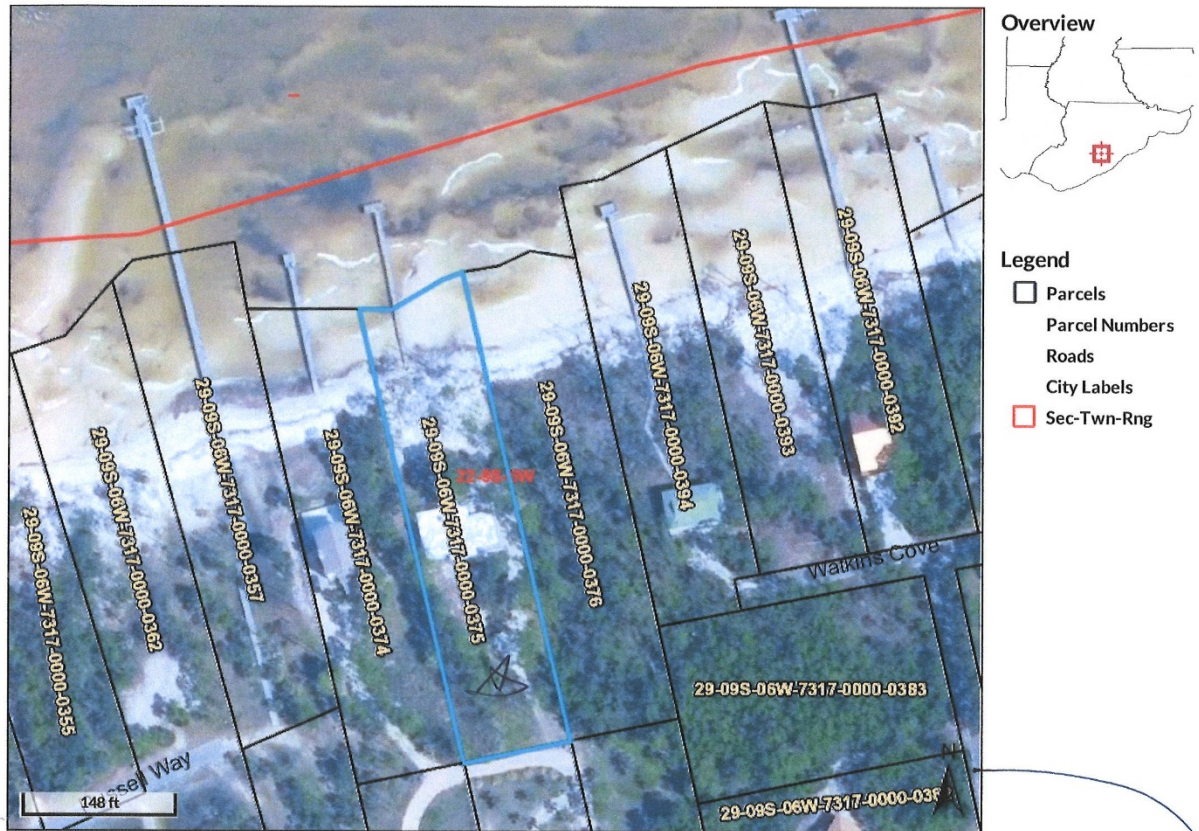


qPublic.netTM

Franklin Cou

"Aerial"





Parcel ID	29-09S-06W-7317-0000-0375	Alternate ID	06W09S29731700000375	Owner Address	THE CAROLE M GRATES REVOC.
Sec/Twp/Rng	29-9S-6W	Class	SINGLE FAM		12500 E.TUSCOLA
Property Address	1211 E GULF BCH DR	Acreage	n/a		FRANKENMUTH, MI 48734
	WHITE SAND BAY				

District 1
Brief Tax Description LOT 5 TREASURE COVE

(Note: Not to be used on legal documents)

Date created: 2/5/2019
Last Data Uploaded: 2/5/2019 7:04:47 AM

Developed by  **Schneider**
GEOSPATIAL

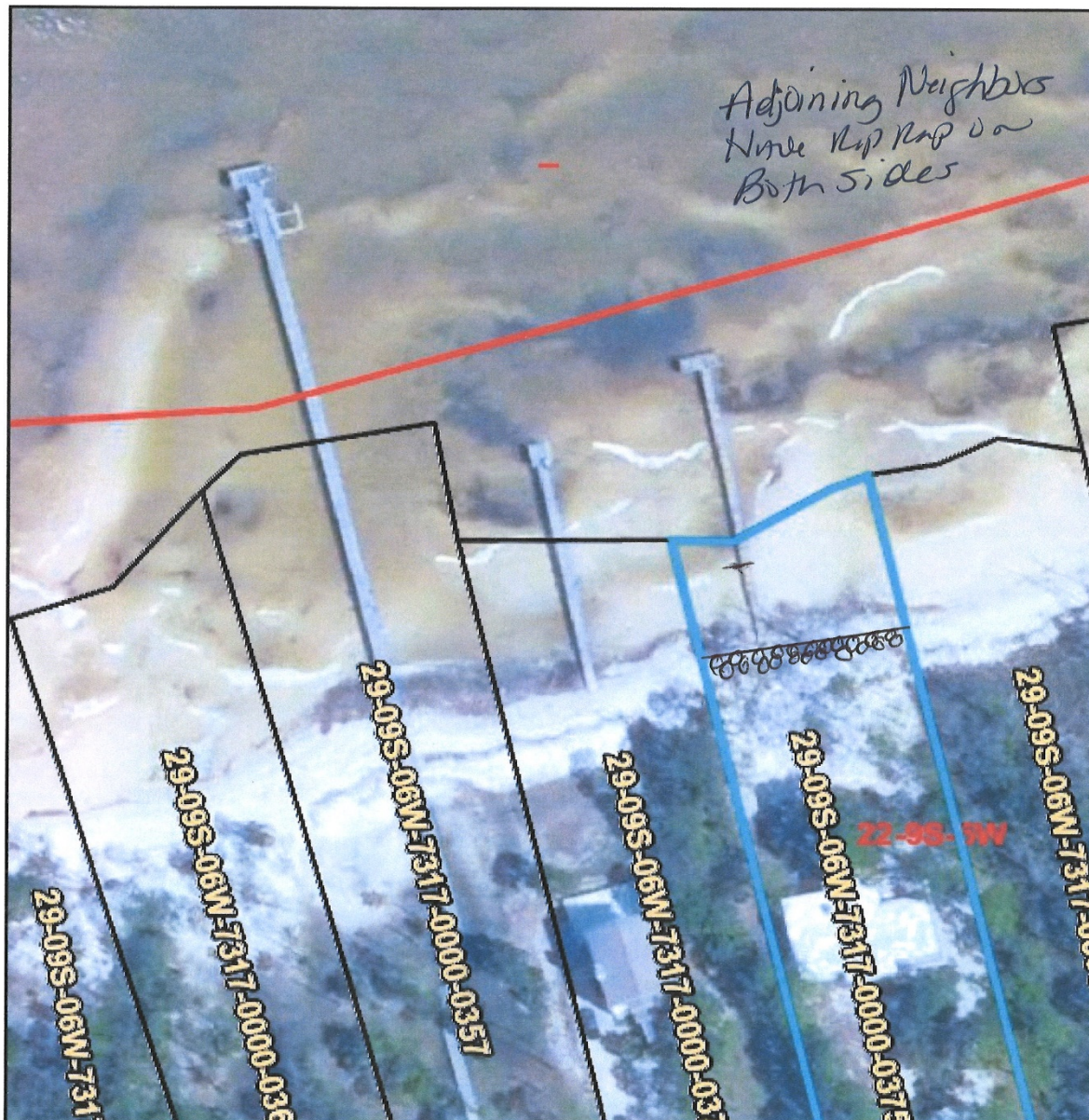
Applicant: The Carole M. Grates
1211 E Gulf Beach Dr, 561 FL.



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Franklin Cou

New Proposed Rip Rap Retaining Wall

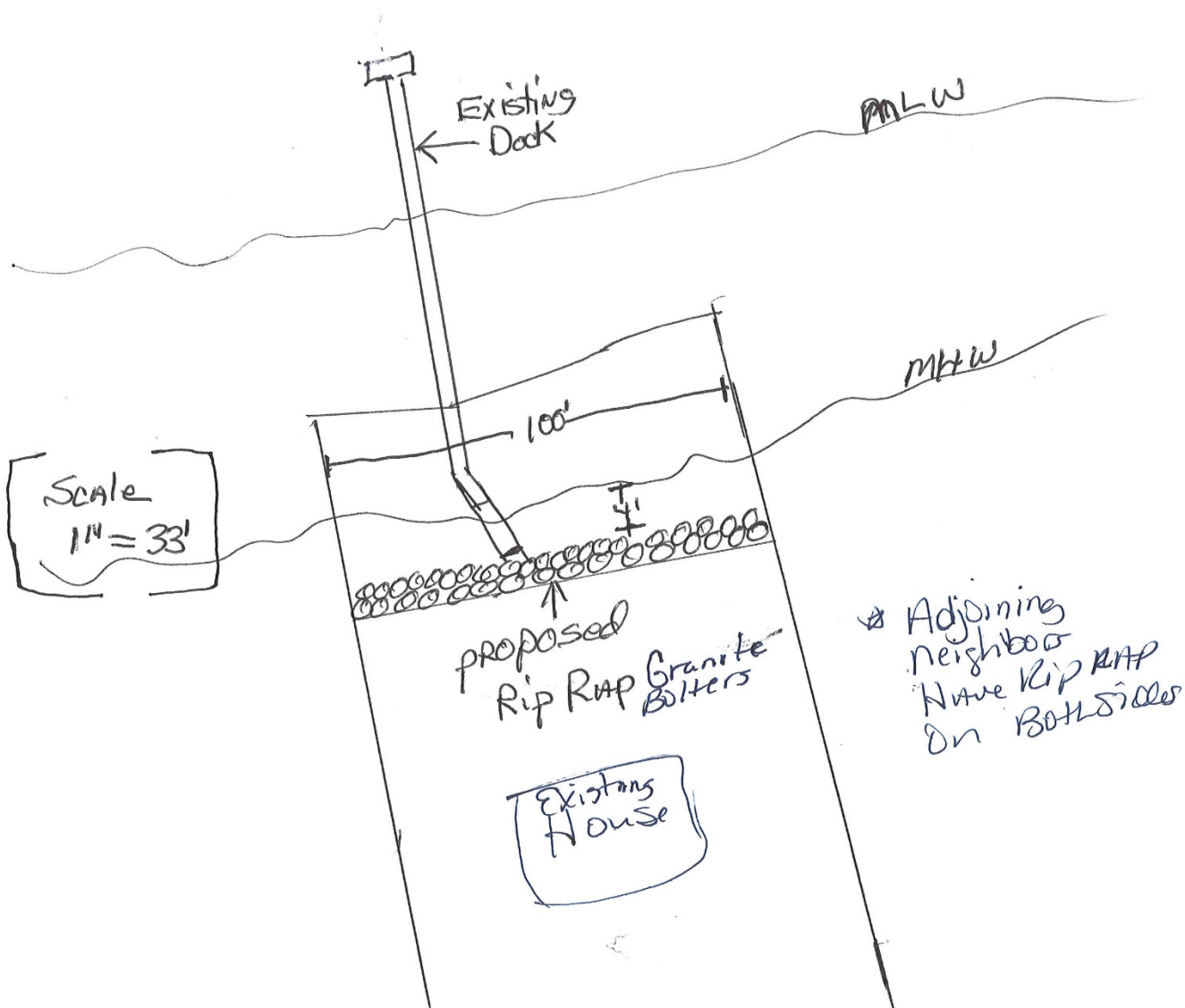


Applicant: CAROLE M. GRATES

1211 East Gulf Beach Dr., SGT

Proposed New Rip Rap Retaining Wall, Above MHW

"Overhead View"



Applicant: CAROLE M. GRATES

1211 East Gulf Beach Dr. SGI

Proposed Rip Rap Retaining Wall, ABOVE MNW
"Side View Drawing"

