

**FRANKLIN COUNTY**  
**ADVISORY BOARD OF ADJUSTMENT AGENDA**  
**WEDNESDAY, AUGUST 7, 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, April 3, 2019 as mailed.
2. Consideration of a request for a Special Exception in the C-1 Commercial Fishing Zoning District under #2 "Tourist Oriented Commercial Facilities" to place 4 short term transient rental cottages and also a 5 foot variance into both side setbacks and 10 feet into the front setback on property lying in Section 31, Township 8 South, Range 6 West, also known as 332 Patton Drive, Eastpoint, FL 32328. Request submitted by Susan Reeder, applicant.

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



Overview



Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	31-085-06W-0000-2360-0000	<b>Alternate ID</b>	06W08531000023600000	<b>Owner Address</b>	REEDER SUSAN
<b>Sec/Twp/Rng</b>	31-85-6W	<b>Class</b>	OTHER FOOD		99 6TH STREET
<b>Property Address</b>	BEST SEAFOOD	<b>Acreage</b>	n/a		APALACHICOLA, FL 32320
<b>District</b>	5				
<b>Brief Tax Description</b>	A PARCEL 87 FT ON HWY 10				
	(Note: Not to be used on legal documents)				



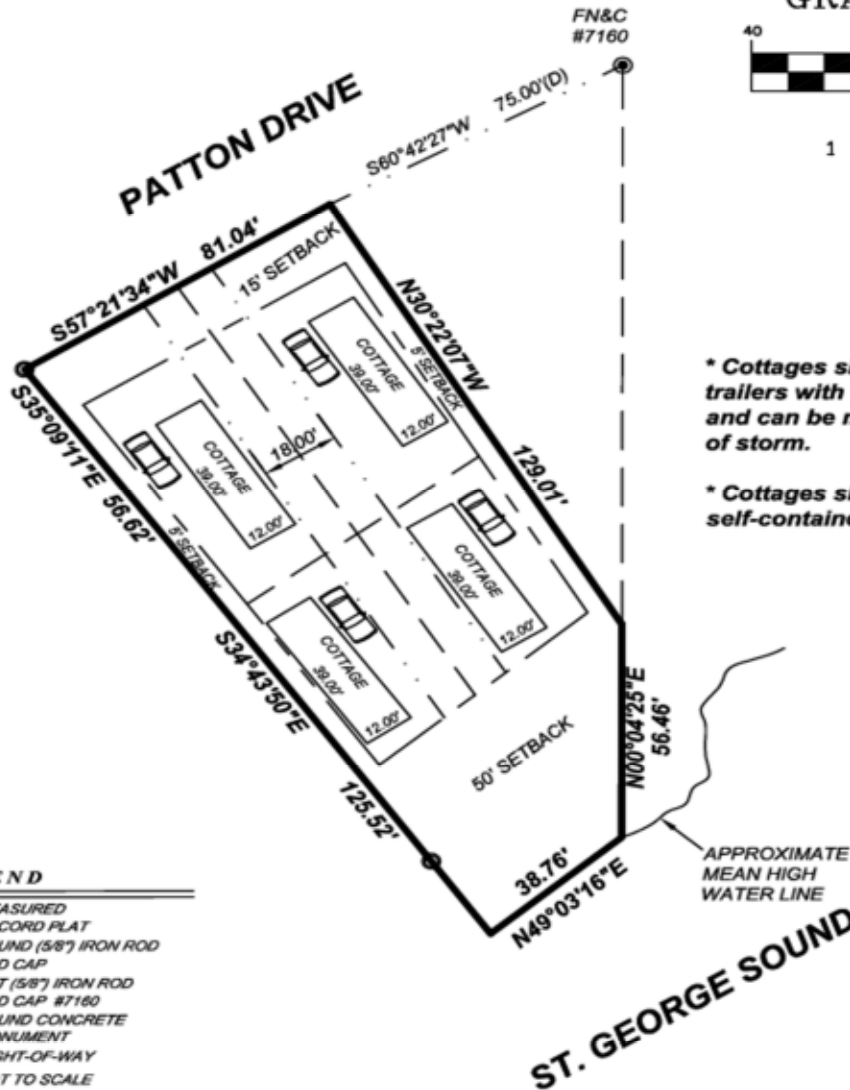


**SITE PLAN FOR: SUSAN REEDER**

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft.



\* Cottages shall be on trailers with wheels intact and can be moved in case of storm.

\* Cottages shall be self-contained.

**LEGEND**

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

**NOTES:**

1. SURVEY SOURCE: Record deed and special instructions as per client.
2. BEARING REFERENCE: Easterly boundary of subject parcel being North 00 degrees 04 minutes 25 seconds East as per record deed.
3. A current field survey has not been performed to verify the accuracy of the sketch shown hereon.
4. THIS IS NOT A BOUNDARY SURVEY.
5. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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. 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.

**FLOOD ZONE INFORMATION:**

Subject property is located in Zone VE (EL 17) as per Flood Insurance Rate Map Community Panel No: 120088 0532F index date: February 5, 2014, Franklin County, Florida.

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

<b>TR &amp; A</b>	<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b>		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-942-2558 FAX NUMBER: 850-942-1101 LB # 7140		
DATE: 06/21/19	DRAWN BY: MD	N.B. XXX PG XX	COUNTY: FRANKLIN
FILE: 09223.DWG	DATE OF LAST FIELD WORK: XX/XX/XX	JOB NUMBER: 09-223	