

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT AGENDA
WEDNESDAY, SEPTEMBER 4, 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, August 7, 2019 as mailed.
2. Consideration of a request for a Special Exception in the A-1 Forestry Agriculture Zoning District #2 "Public Utility-Telecommunication buildings or towers" to place a 350 foot self-supported cell tower on property lying in Section 30, Township 6 South, Range 7 West also described as 131 Gadsden Drive, North of Eastpoint, Franklin County, Florida. Request submitted by Wayne Bruce, agent for Walter Armistead, applicant.
3. Consideration of a request for a variance 10 foot into the front setback and 5 foot into both side setbacks on property lying in Section 31, Township 8 South, Range 6 West, also described as 332 Patton Drive, Eastpoint, Franklin County, Florida. 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.**



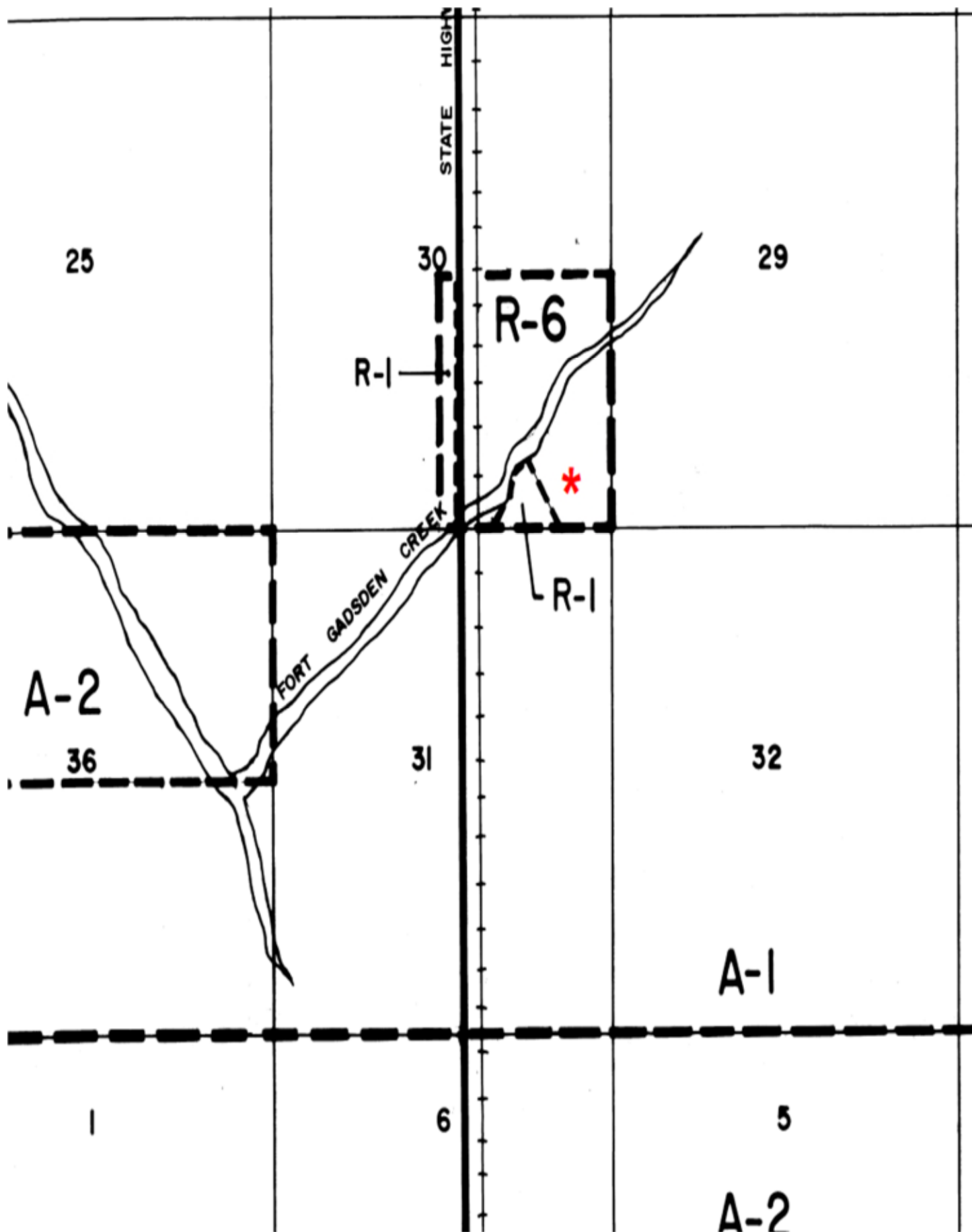
Overview

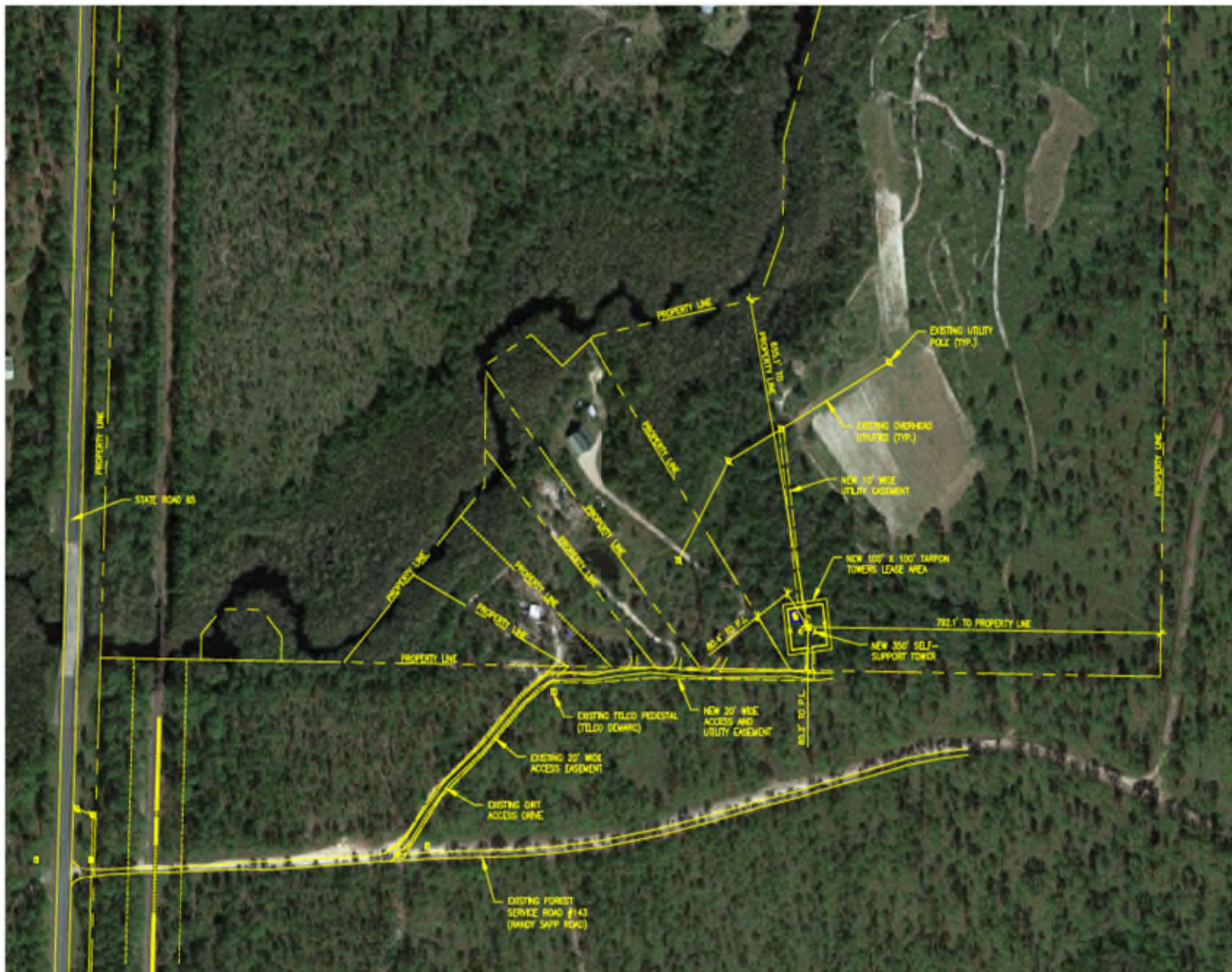


Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	30-06S-07W-0000-0020-0010	Alternate ID	07W06S30000000200010	Owner Address	ARMISTEAD WALTER
Sec/Twp/Rng	--	Class	TIMBERLAND		INVESTMENTS,LLP
Property Address		Acreage	37.05		224 FRANKLIN BLVD
					ST GEORGE ISLAND, FL 32328
District	1				
Brief Tax Description	A PARCEL IN SEC 30 6S 7W				
	(Note: Not to be used on legal documents)				





Site Location Plan



REVISION	DATE
A	01-02-19 ISSUED FOR REVIEW
B	01-08-19 ISSUED FOR REVIEW
C	01-08-19 ISSUED FOR REVIEW
D	01-11-19 ISSUED FOR CONSTRUCTION

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DRAWN BY: JAL
CHECKED BY: JAL

SITE NAME:
BLOODY BLUFF

SITE NUMBER:
FL-1788 / 247642

SITE ADDRESS:
131 GADSDEN DRIVE
EASTPOINT, FL 32328

SHEET TITLE:
SITE LOCATION PLAN

AME PROJECT NO.:
19-20056

SHEET NO.:
C-1

TOWER LIGHTING: (1) DUAL-MODE STROBE,
MEDIUM-INTENSITY WHITE (DAYLIGHT HOURS),
RED (EVENING HOURS) OR AS REQUIRED BY FAA

TOP OF TOWER
• ELEVATION 350' AGL
NEW AT&T ANTENNAS
• ELEVATION 350' AGL

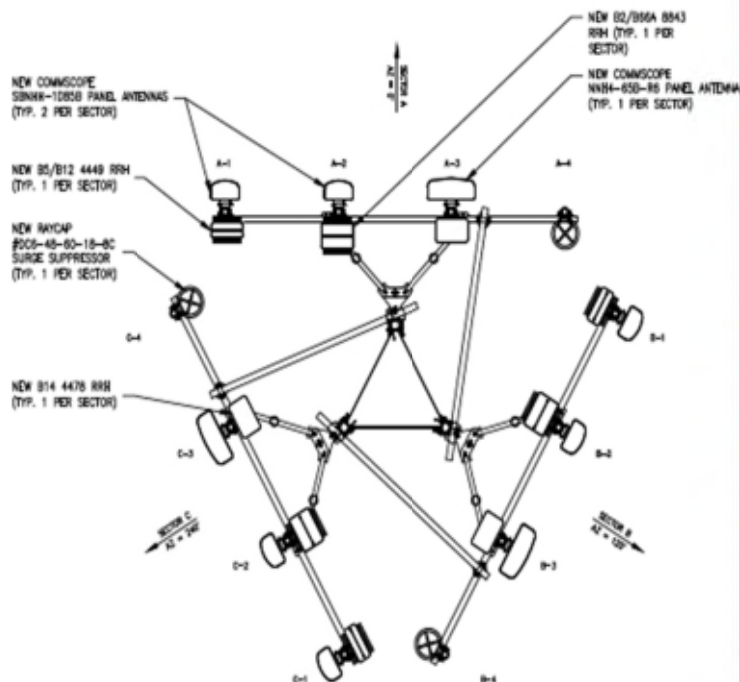
NOTE:
MISSION 1 COMMUNICATIONS HAS NOT EVALUATED THE
TOWER OR LOADING FOR THIS SITE, AND ASSUMES NO
RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY.
CONTRACTOR TO COORDINATE LOADING WITH RF ENGINEER
AND REFER TO STRUCTURAL ANALYSIS BY OTHERS.

INSTALL NEW TOWER LIGHTING
PER FAA/FOC REQUIREMENTS

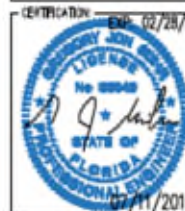
TOWER LIGHTING: (2) BEACONS, MEDIUM-INTENSITY
FLASHING WHITE (DAYLIGHT HOURS), GLOWING RED
(EVENING HOURS) OR AS REQUIRED BY FAA



1 Tower Elevation
NOT TO SCALE



2 Antenna Layout
SCALE: 1/4" = 1'-0"
NORTH



RELEASE	REV	DATE
A	10-10-18	ISSUED FOR REVIEW
B	12-20-18	ISSUED FOR REVIEW
C	10-20-18	ISSUED FOR REVIEW
D	10-11-18	ISSUED FOR CONSTRUCTION

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DRAWN BY: JAL
CHECKED BY: JAL

SITE NAME:
BLOODY BLUFF

SITE NUMBER:
FL-1788 / 247642

SITE ADDRESS:
121 GADSDEN DRIVE
EASTPOINT, FL 32228

SHEET TITLE:
TOWER ELEVATION &
ANTENNA LAYOUT

AME PROJECT NO.:
19-20056




SHEET NO.:
C-5



Overview



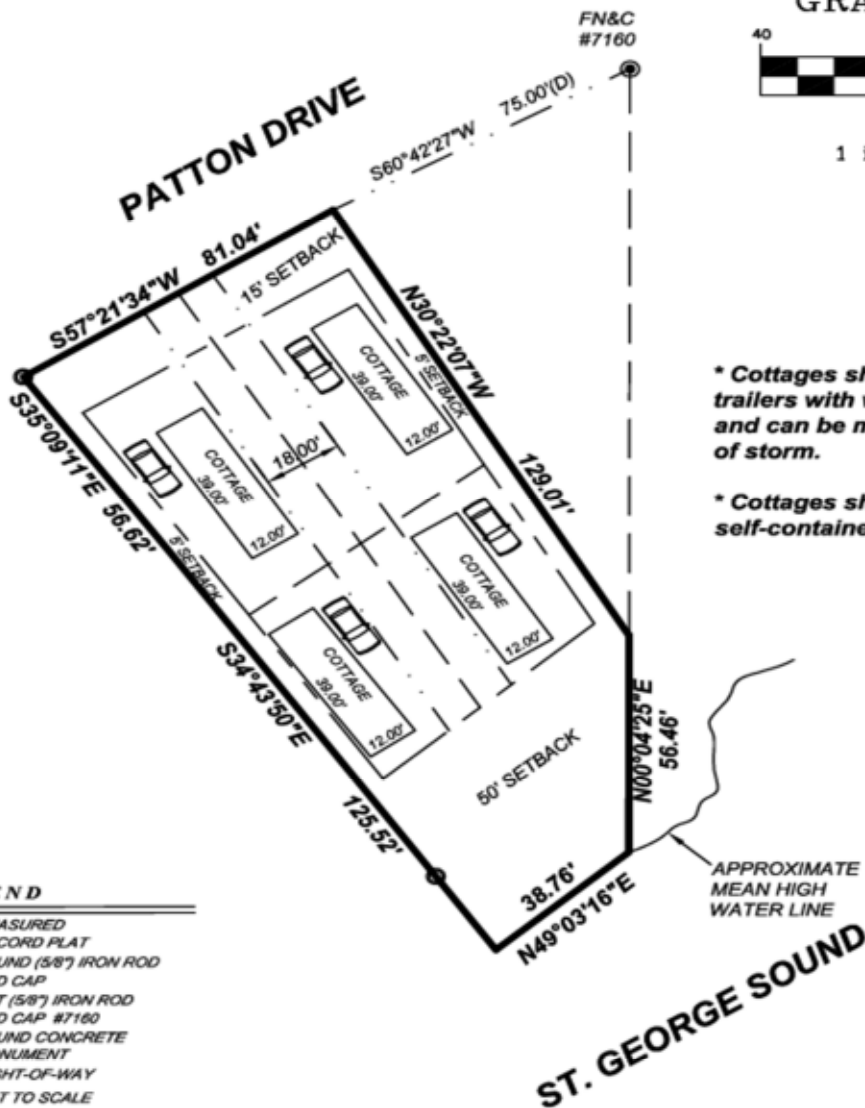
Legend

-  Parcels
-  Roads
-  City Labels

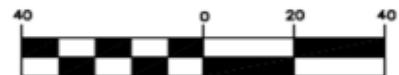
Parcel ID	31-085-06W-0000-2360-0000	Alternate ID	06W08S31000023600000	Owner Address	REEDER SUSAN
Sec/Twp/Rng	31-8S-6W	Class	OTHER FOOD		99 6TH STREET
Property Address	BEST SEAFOOD	Acreage	n/a		APALACHICOLA, FL 32320
District	5				
Brief Tax Description	A PARCEL 87 FT ON HWY 10				
	(Note: Not to be used 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.

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

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.

TR & A				THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS							
P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358							
PHONE NUMBER: 850-942-2538 FAX NUMBER: 850-942-1181							
L.B. # 7146							
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			