



**FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

**SEPTEMBER 02, 2020**

**10:00 AM**

**AGENDA**

**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.**

**PUBLIC NOTICE**

- [A.](#) Public Notice Login Information

**Variance Requests**

- [A.](#) Consideration of a request for a variance to construct a retaining wall 10 feet into both side setbacks on property described as Lot 3 Victorian Village, 3006 Pristine Drive, Carrabelle, Franklin County, Florida. Request submitted by Robert Paige and Deborah Martin, applicants.
- [B.](#) Consideration of a request for a variance to construct a septic system 75 feet from an existing well on property described as Lot 22, Block 7, Dog Island, Unit 2, 372 Lubbers Lane, Dog Island, Franklin County, Florida. Request submitted by Claude Nardy, applicant.
- [C.](#) Consideration of a request for a variance to construct three houses across five lots. Request for a 15 foot variance into the western side setback off 3rd Street West, 15 feet into the north property line off West Gulf Beach Drive and 4 feet into the eastern side setback on property described as Lots 1-5, Block 9 West, St. George Island Gulf Beaches, Unit 1, 259 and 247 West Gorrie Drive, Franklin County, Florida. Request submitted by William A. and Carro N. Thomas, applicant.
- [D.](#) Consideration of a request for a variance to reclaim 30 feet into the critical habitat zone and 10 feet into both side setbacks to create a living shoreline. Hurricane Michael caused severe erosion and loss of property. Property described as 371 East Bay Drive, Eastpoint, Franklin County, Florida. Request submitted by Dee Strickland, applicant.

**THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON SEPTEMBER 15, 2020 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.**

## **PUBLIC NOTICE**

**THE FRANKLIN COUNTY ADVISORY BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON TUESDAY, SEPTEMBER 15, 2020 AT 10:00 AM IN THE FRANKLIN COUNTY COURTHOUSE ANNEX TO CONSIDER THE FOLLOWING VARIANCES, APPEALS AND SPECIAL EXCEPTIONS.**

To comply with CDC and Government social distancing requirements, the general public will not be allowed in the commission meeting room for this meeting; therefore this Board of County Commission regular meeting will be conducted via livestream and conference call. Those wanting to view the meeting can use the livestream link (<https://www.youtube.com/user/SGIBeachLife>) or go to Forgotten Coast TV's You Tube Page. The livestream feed will promptly start 5 minutes before the meeting commences.

Any person who is representing a project or wishes to speak concerning this item will be able to login to this meeting virtually. The login information will be provided online by Thursday, September 10, 2020 by downloading the agenda for the September 15, 2020 Board of County Commission Meeting located at: <https://www.franklincountyflorida.com/resources/agendas-minutes/>

Any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.

1. Consideration of a request for a variance to construct a retaining wall 10 feet into both side setbacks on property described as Lot 3 Victorian Village, 3006 Pristine Drive, Carrabelle, Franklin County, Florida. Request submitted by Robert Paige and Deborah Martin, applicants.
2. Consideration of a request for a variance to construct a septic system 75 feet from an existing well on property described as Lot 22, Block 7, Dog Island, Unit 2, 372 Lubbers Lane, Dog Island, Franklin County, Florida. Request submitted by Claude Nardy, applicant.
3. Consideration of a request for a variance to construct three houses across five lots. Request for a 15 foot variance into the western side setback off 3rd Street West, 15 feet into the north property line off West Gulf Beach Drive and 4 feet into the eastern side setback on property described as Lots 1-5, Block 9 West, St. George Island Gulf Beaches, Unit 1, 259 and 247 West Gorrie Drive, Franklin County, Florida. Request submitted by William A. and Carro N. Thomas, applicant.
4. Consideration of a request for a variance to reclaim 30 feet into the critical habitat zone and 10 feet into both side setbacks to create a living shoreline. Hurricane Michael caused severe erosion and loss of property. Property described as 371 East Bay Drive, Eastpoint, Franklin County, Florida. Request submitted by Dee Strickland, applicant.

**PUBLISH DATES:      Thursday, August 20, 2020**

**Thursday, August 27, 2020**



Overview



Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	08-08S-05W-0250-0000-0030	<b>Alternate ID</b>	05W08S08025000000030	<b>Owner Address</b>	PAIGE ROBERT & MARTIN DEBORAH LEE AS JOINT TENANTS W/R/O/S 4100 RIVER COVE DR TAMPA, FL 33614
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	VACANT		
<b>Property Address</b>	3006 PRISTINE DR	<b>Acreage</b>	0.719		
<b>District</b>	1				
<b>Brief Tax Description</b>	LOT 3 VICTORIAN VILLAGE <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/12/2020  
Last Data Uploaded: 8/12/2020 7:42:35 AM

Developed by 

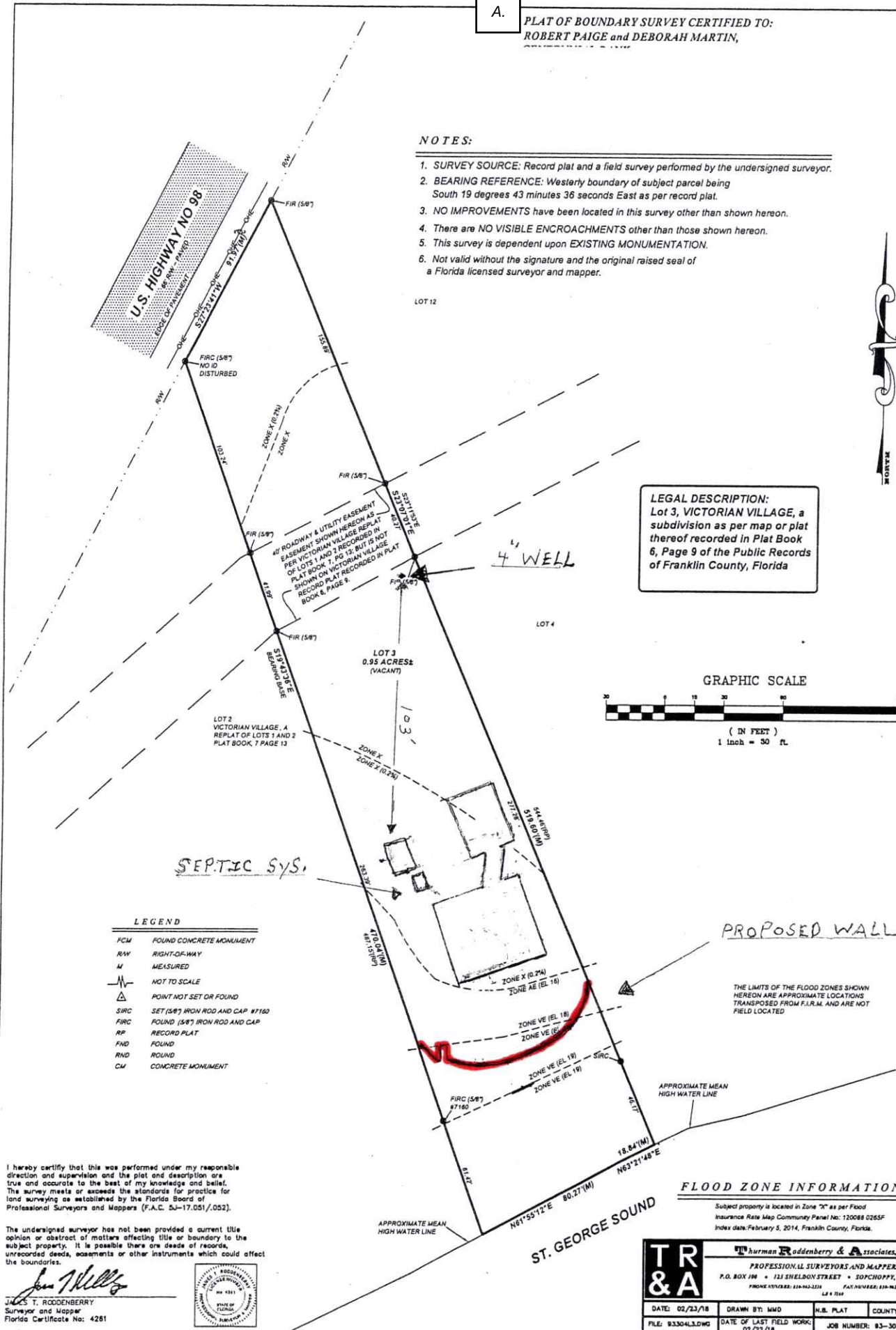
A.

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:**  
**ROBERT PAIGE and DEBORAH MARTIN,**

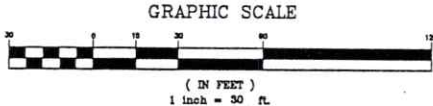
**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly boundary of subject parcel being South 19 degrees 43 minutes 36 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.

LOT 12



**LEGAL DESCRIPTION:**  
 Lot 3, VICTORIAN VILLAGE, a subdivision as per map or plat thereof recorded in Plat Book 6, Page 9 of the Public Records of Franklin County, Florida



**LEGEND**

FCM	FOUND CONCRETE MONUMENT
RAW	RIGHT-OF-WAY
M	MEASURED
—	NOT TO SCALE
△	POINT NOT SET OR FOUND
SIRC	SET (587) IRON ROD AND CAP #7160
FIRC	FOUND (587) IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND
RND	ROUND
CM	CONCRETE MONUMENT

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.

*Jan Mills*  
**JAMES T. RODDENBERRY**  
 Surveyor and Mapper  
 Florida Certificate No. 4261



**FLOOD ZONE INFORMATION:**

Subject property is located in Zone "C" as per Flood Insurance Rate Map Community Panel No. 120068 0265F. Index date: February 5, 2014, Franklin County, Florida.

<b>Thurman Roddenberry &amp; Associates, Inc.</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 190 • 121 SHELTON STREET • SOPCHOPPY, FLORIDA 32318 PHONE 904/282-1114 FAX 904/282-1111 L.S. # 7147			
FILE: B3304L.DWG	DATE OF LAST FIELD WORK: 02/22/18	JOB NUMBER: 83-304	





Overview



Legend

-  Parcels
-  Roads
-  City Labels

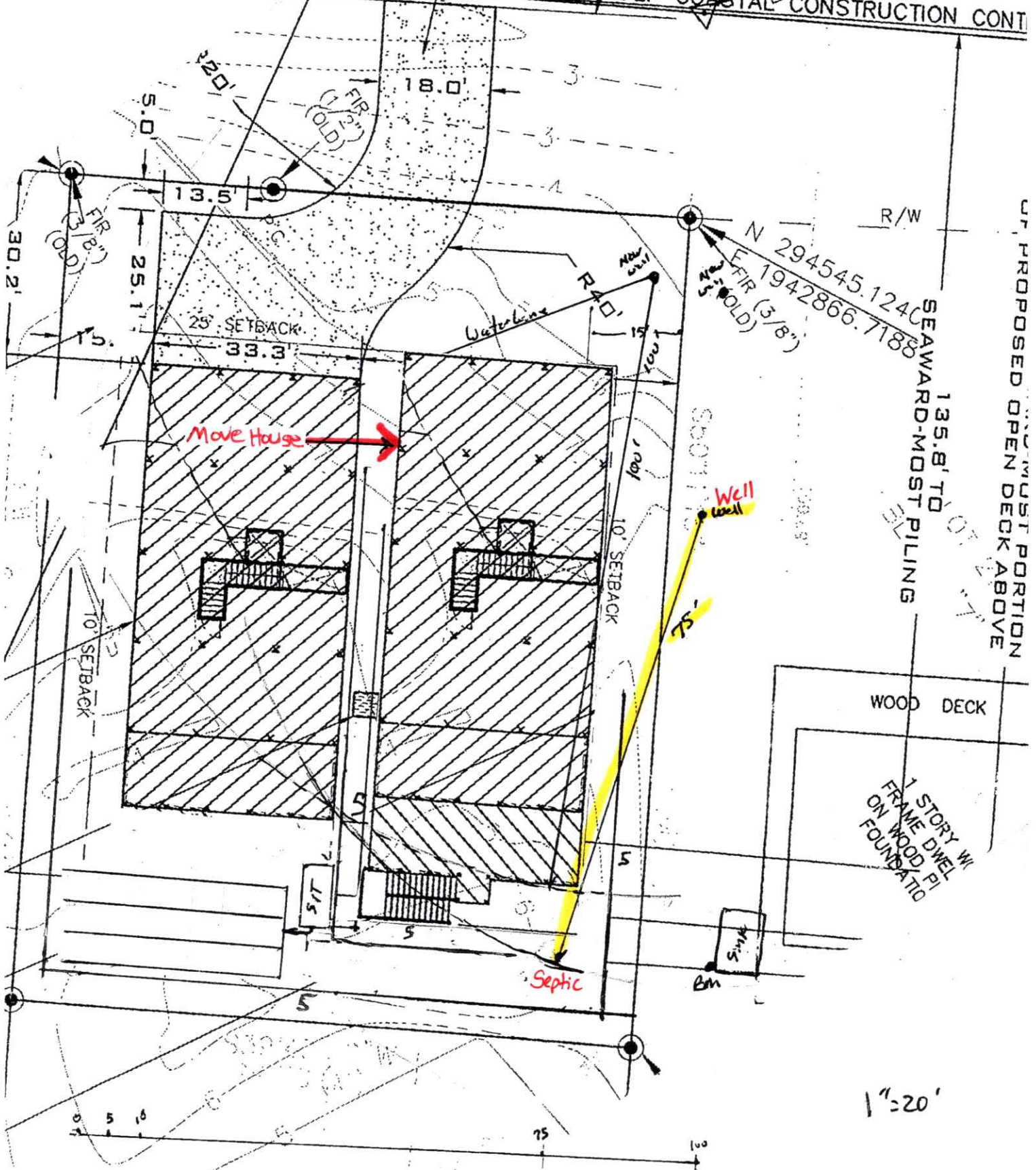
<b>Parcel ID</b>	06-08S-04W-5262-0007-0220	<b>Alternate ID</b>	04W08S06526200070220	<b>Owner Address</b>	NARDY CLAUDE C
<b>Sec/Twp/Rng</b>	6-8S-4W	<b>Class</b>	VACANT		HC 63 5043 DOG ISLAND
<b>Property Address</b>	372 LUBBERS LANE	<b>Acreage</b>	0.183		CARRABELLE, FL 32322
<b>District</b>	4				
<b>Brief Tax Description</b>	UNIT 2 BL 7 LOT 22				
	<i>(Note: Not to be used on legal documents)</i>				

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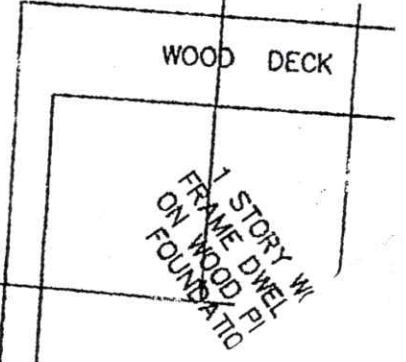
Developed by 

B. N 39° 00' 46" E  
62.98' (C)

DEP COASTAL CONSTRUCTION CONT  
N 294560.  
E 1942841.454



R/W  
N 294545.124C  
E 1942866.7188  
SEAWARD-MOST PILING  
135.8' TO  
OF PROPOSED OPEN DECK ABOVE



1"=20'





Overview



Legend

- Parcels
- Roads
- City Labels

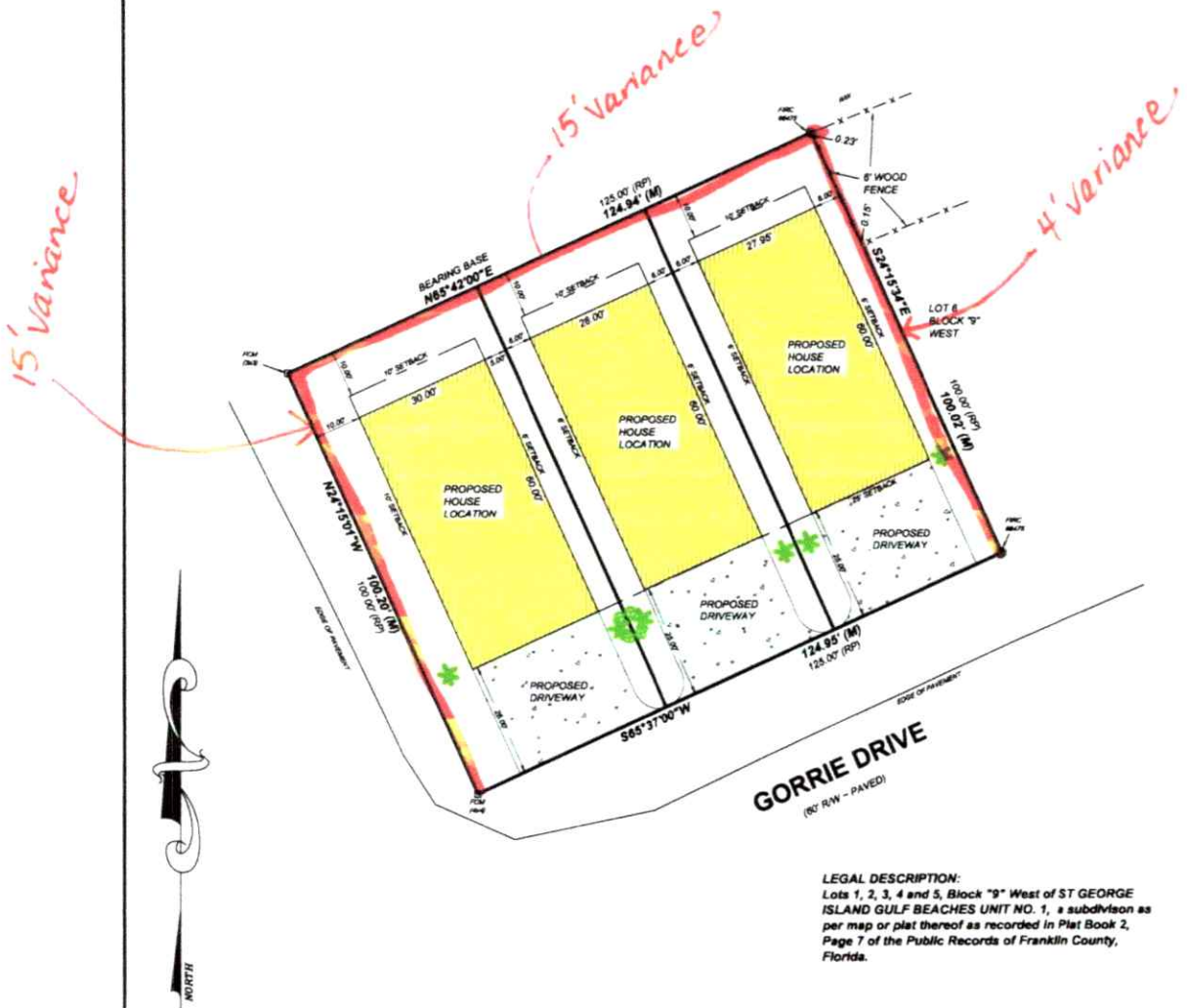
<b>Parcel ID</b>	29-09S-06W-7311-009W-0010	<b>Alternate ID</b>	06W09S297311009W0010	<b>Owner Address</b>	MAHR DEVELOPMENT CORPORATION PO.BOX 130 APALACHICOLA, FL 32329
<b>Sec/Twp/Rng</b>	29-9S-6W	<b>Class</b>	VACANT COM		
<b>Property Address</b>	259 W GORRIE DR	<b>Acreage</b>	n/a		
<b>District</b>	1				
<b>Brief Tax Description</b>	UNIT 1 BL 9W				

(Note: Not to be used on legal documents)

Date created: 8/12/2020  
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Developed by Schneider GEOSPATIAL

**PLAT OF SPECIFIC PURPOSE TO SHOW SITE PLAN FOR:  
BILL THOMAS**



**LEGAL DESCRIPTION:**  
Lots 1, 2, 3, 4 and 5, Block "9" West of ST GEORGE ISLAND GULF BEACHES UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida.

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Southeastly right-of-way boundary of Gulf Beach Drive being North 65 degrees 42 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.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, .051/.052 Florida Administrative Code).

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

<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32354 PHONE NUMBER: 850-963-2138 FAX NUMBER: 850-963-1181 L.S. # 7146		
FILE: 05424.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 05-424

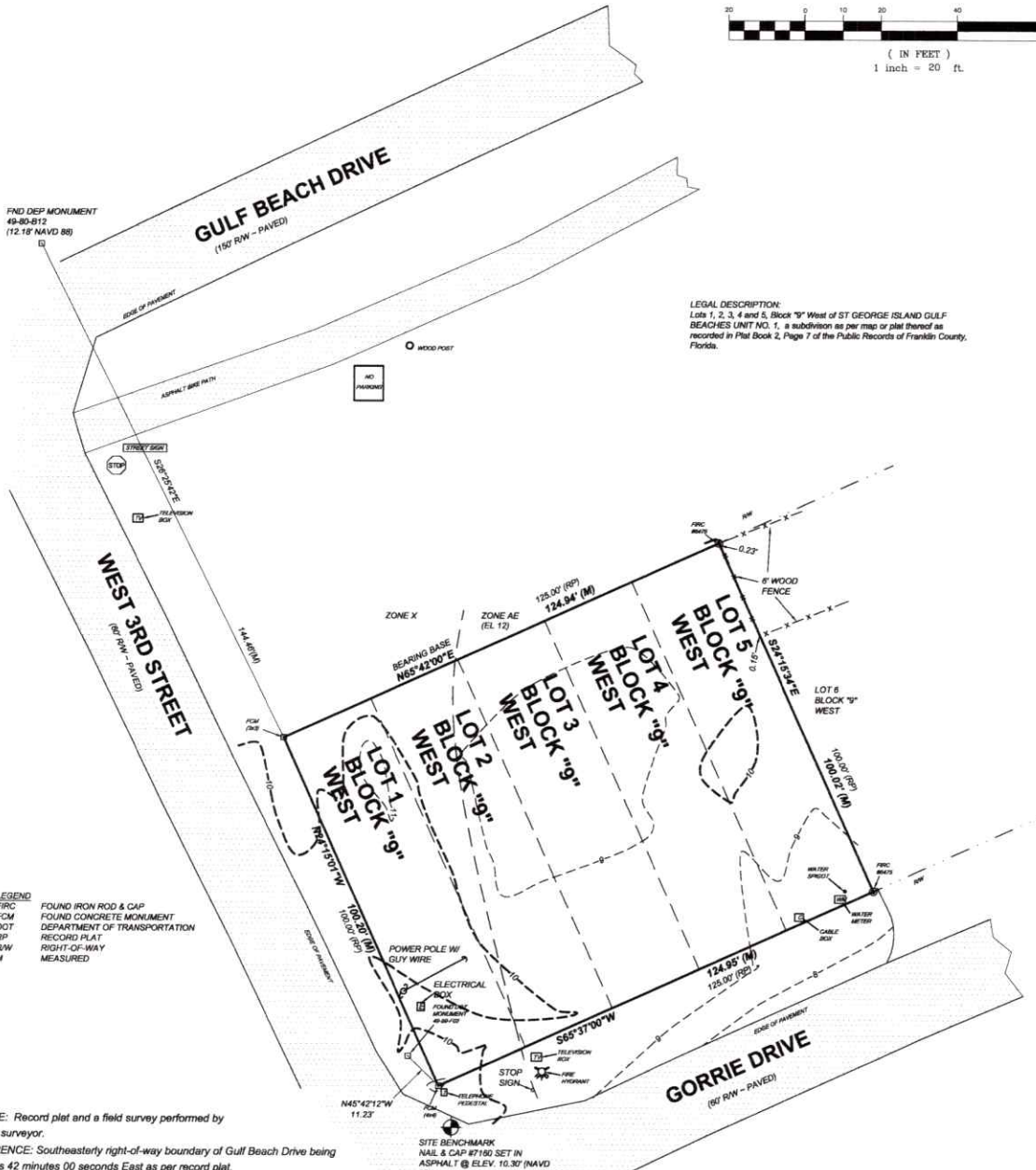


**PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:  
WILLIAM THOMAS AND CARRO THOMAS**

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



**LEGAL DESCRIPTION:**  
Lots 1, 2, 3, 4 and 5, Block "9" West of ST GEORGE ISLAND GULF BEACHES UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida.

- LEGEND**
- FIRC FOUND IRON ROD & CAP
  - FCM FOUND CONCRETE MONUMENT
  - DOT DEPARTMENT OF TRANSPORTATION
  - RP RECORD PLAT
  - R/W RIGHT-OF-WAY
  - M MEASURED

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeastery right-of-way boundary of Gulf Beach Drive being North 65 degrees 42 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 shown hereon were established by using NGVD '29.

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 "X" and "AE" (EL 12) as per Flood Insurance Rate Map Community Panel Number: 120088 0561E, Index Date: February 5, 2014, Franklin County, Florida.

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



<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 904-962-2538 FAX NUMBER: 904-962-1180 L.R.# 7188			
FILE: 05424.DWG	DATE OF LAST FIELD WORK: 07/02/20	JOB NUMBER: 05-424	

# PROPOSED

C.

## PLAT OF SPECIFIC PURPOSE TO SHOW SITE PLAN FOR: BILL THOMAS



**LEGAL DESCRIPTION:**  
Lots 1, 2, 3, 4 and 5, Block "9" West of ST GEORGE ISLAND GULF BEACHES UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
  2. BEARING REFERENCE: Southeasterly right-of-way boundary of Gulf Beach Drive being North 65 degrees 42 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.

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 5J-17, .051/ .052 Florida Administrative Code).

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

	<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b> PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160		
	DATE: 07/23/20	DRAWN BY: MMD	COUNTY: Franklin
FILE: 05424.DWG	DATE OF LAST FIELD WORK:	JOB NUMBER: 05-424	





D.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	19-08S-06W-6400-0000-0730	<b>Alternate ID</b>	06W08S19640000000730	<b>Owner Address</b>	STRICKLAND SUSAN M & TRACY D
<b>Sec/Twp/Rng</b>	19-8S-6W	<b>Class</b>	SINGLE FAM		4114 BRYMOND DRIVE
<b>Property Address</b>	371 EAST BAY DR	<b>Acreage</b>	2.143		TUCKER, GA 30084
<b>District</b>	1				
<b>Brief Tax Description</b>	TRACT 73 BEING 2.13 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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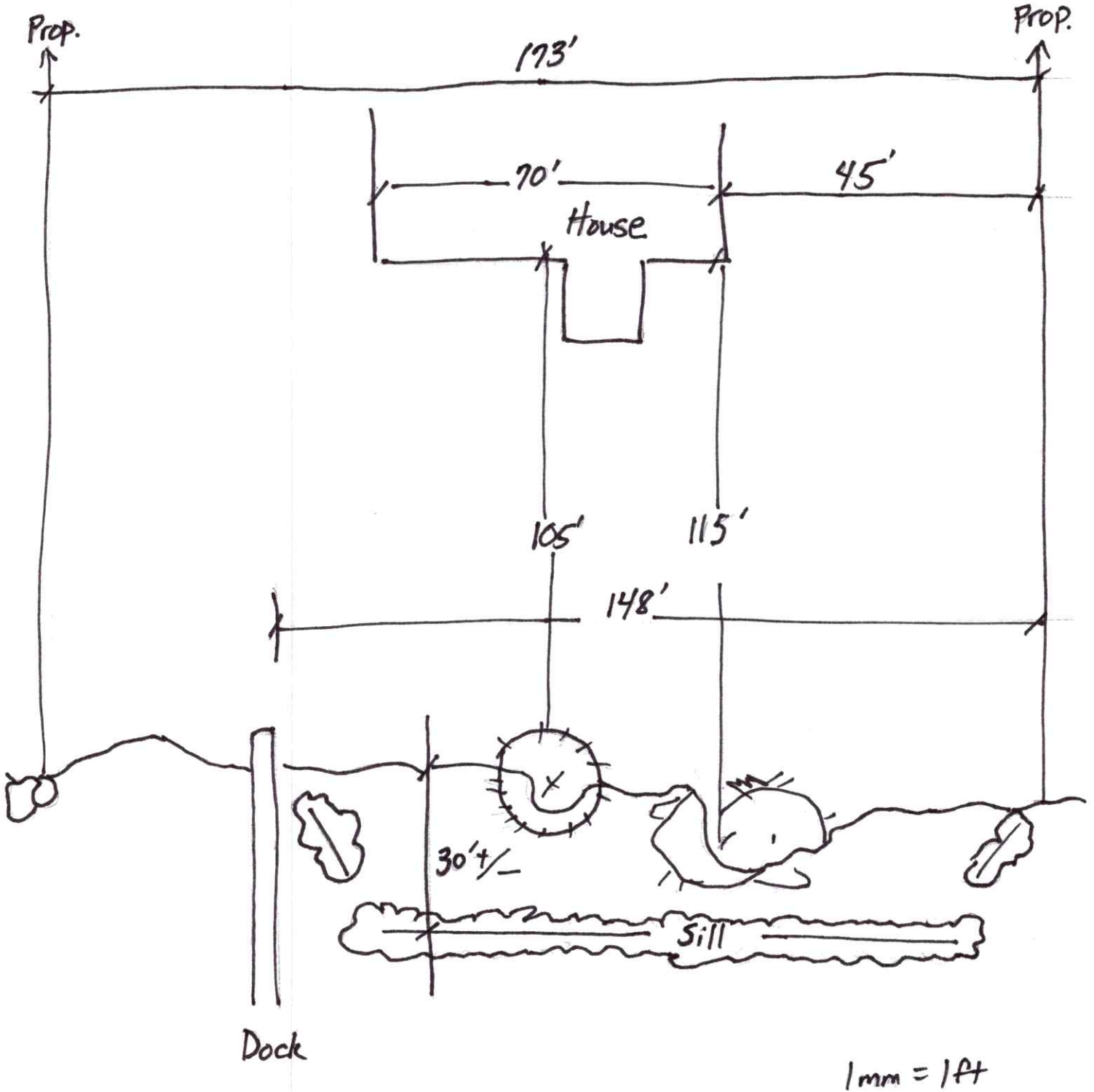
Developed by 



Owner: Dee Strickland  
770-337-0794

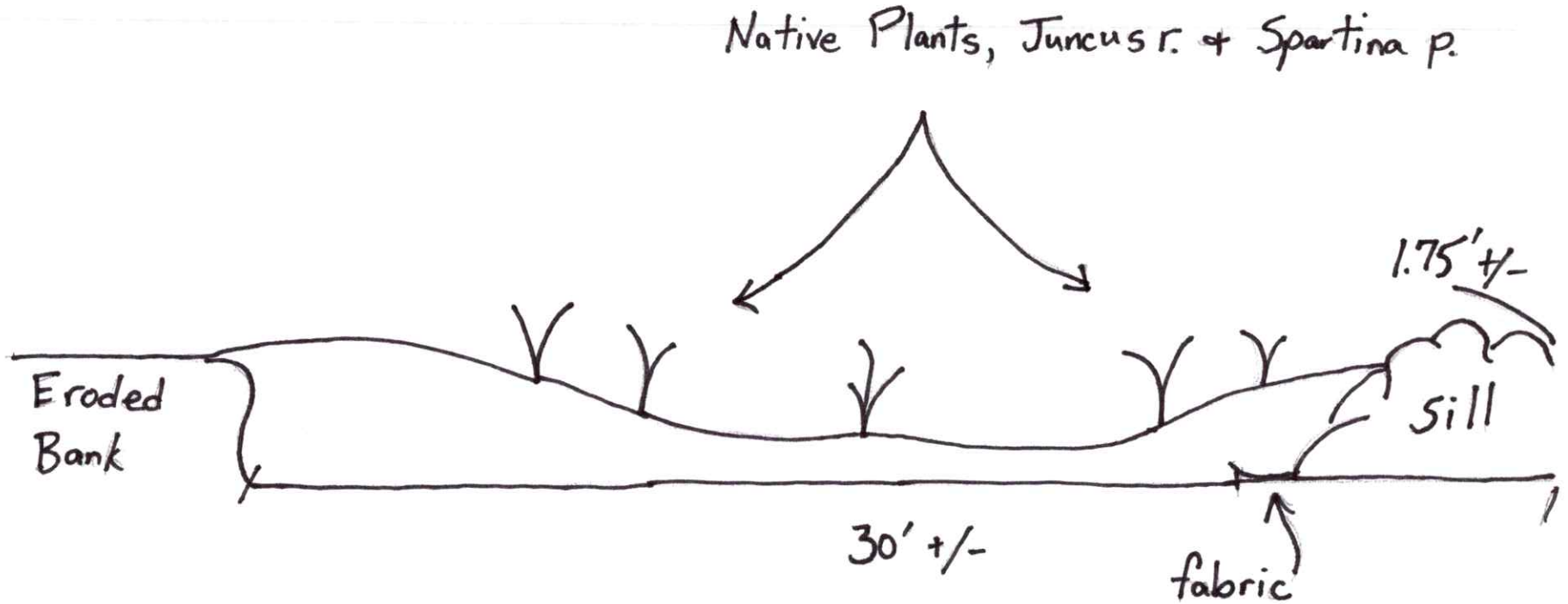
D.

371 E. Bay Dr.  
Eastpoint, FL 32328



1mm = 1ft

37 D. East Bay Dr. Eastpoint, FL 32328  
Owner: Dee Strickland 770-337-0794  
Restore + Stabilize Storm Damage





D.





D.

