



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

APRIL 07, 2021

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

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 Advisory Board of Adjustment regular meeting will be conducted via Zoom. Those wanting to participate during "Public Comments" should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing any issues with Zoom, call (850) 653-9783 extension 373 for assistance.

This meeting is being held via Zoom and all attendees are muted by default. To join via computer, use the following link on the meeting date and time: <https://zoom.us/j/92648733204>

If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID 926 4873 3204#.

If you would like to speak during the public comment portion of the meeting, you have the following options:

Online - select the "raise your hand" icon.

Phone - press *9 to raise your hand, *6 to unmute to submit verbal comments.

Public engagement is important to us, and meeting remotely is still a new process. We appreciate everyone's understanding.

APPROVAL OF MINUTES

A. Approval of January 6, 2021 Meeting Minutes

Variance Requests

A. Consideration of a request for a variance to construct a single-family dwelling 12 feet into the 25-foot setback off River Road, 15 feet variance into the 25-foot setback off River Street (Unconstructed), and a 15 feet variance in to the 50-foot wetlands setback requirement from Carrabelle River. Property described as 339 River Road, block 5, Carrabelle River Sub Lot 1,

Carrabelle, Franklin County, Florida. Request submitted by Richard A. Glover, agent for Richard L. Wood, Sheryl T. Wood, and Donna B. Bostwick, applicant.

B. Consideration of a request for a variance to construct a single-family dwelling 10 feet into the 25-foot setback into right of way on Indian Harbor Drive. Property described as 1931 Indian Harbor Road, Lot 8 Indian Bay Village, St. George Island, Franklin County, Florida. Request submitted by Garlick Environmental, agent for Walter Sears, applicant.

C. Consideration of a request for a variance to construct a single-family dwelling 13.4 feet into the front 25-foot setback off Highway C30 and a 3 feet variance into both the left and right 10-foot side setback requirement. Property described as 1610 Highway C30, Carrabelle, Franklin County, Florida. Request submitted by Robert Mollergren & Leslie Denhard, applicants.

D. Consideration of a request for a variance to construct a single-family dwelling and stairs 12.1 feet into the 25-foot front setback, an open deck 10 feet into the rear 50-foot wetlands setback, a single-family covered carport 3.1 feet into the 25-foot front setback, and an accessory Pole Barn 1.9 feet into the 25-foot front setback. Property described as 689 Longwood Court, Lot 43 Whispering Pines Sub Phases 3 & 4, Eastpoint, Franklin County, Florida. Request submitted by Southeastern Consulting Engineers, Inc, agent for Tiffany Boone, applicant.

CLOSING

PERSONS WISHING TO COMMENT MAY DO SO VIA ZOOM 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.

A.



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

JANUARY 06, 2021

10:00 AM

MINUTES

MEMBERS PRESENT: MITCH GRINER, DAVID DUNCAN, BEN HOUSTON, AMY KELLY, CORTNI BANKSTON, ATTORNEY MICHAEL SHULER

Approval of Minutes

Ben Houston motioned to approve meeting minutes. Seconded by David Duncan. Motion Carried. All in favor. None Opposed. Motion Carried.

Variance Requests

- A. CONSIDERATION OF A REQUEST FOR A 20 FOOT VARIANCE FOR A WELL AND SEPTIC FROM THE 100 FOOT COUNTY REQUIREMENT. PROPERTY DESCRIBED AS 170 BEACON STREET, CARRABELLE BEACH, FRANKLIN COUNTY, FLORIDA. REQUEST SUBMITTED BY LINDA PARKER, APPLICANT. (STATE MINIMUM SETBACK FROM WELL AND SEPTIC IS 75 FEET)

MOTION TO APPROVE MADE BY BEN HOUSTON, SECONDED BY DAVID DUNCAN. ALL IN FAVOR. NONE OPPOSED. MOTION CARRIED.

OTHER BOARD ITEMS:

DAVID DUNCAN APPOINTMENT TO THE BOARD OF ADJUSTMENT COMMISSIONS BOARD.

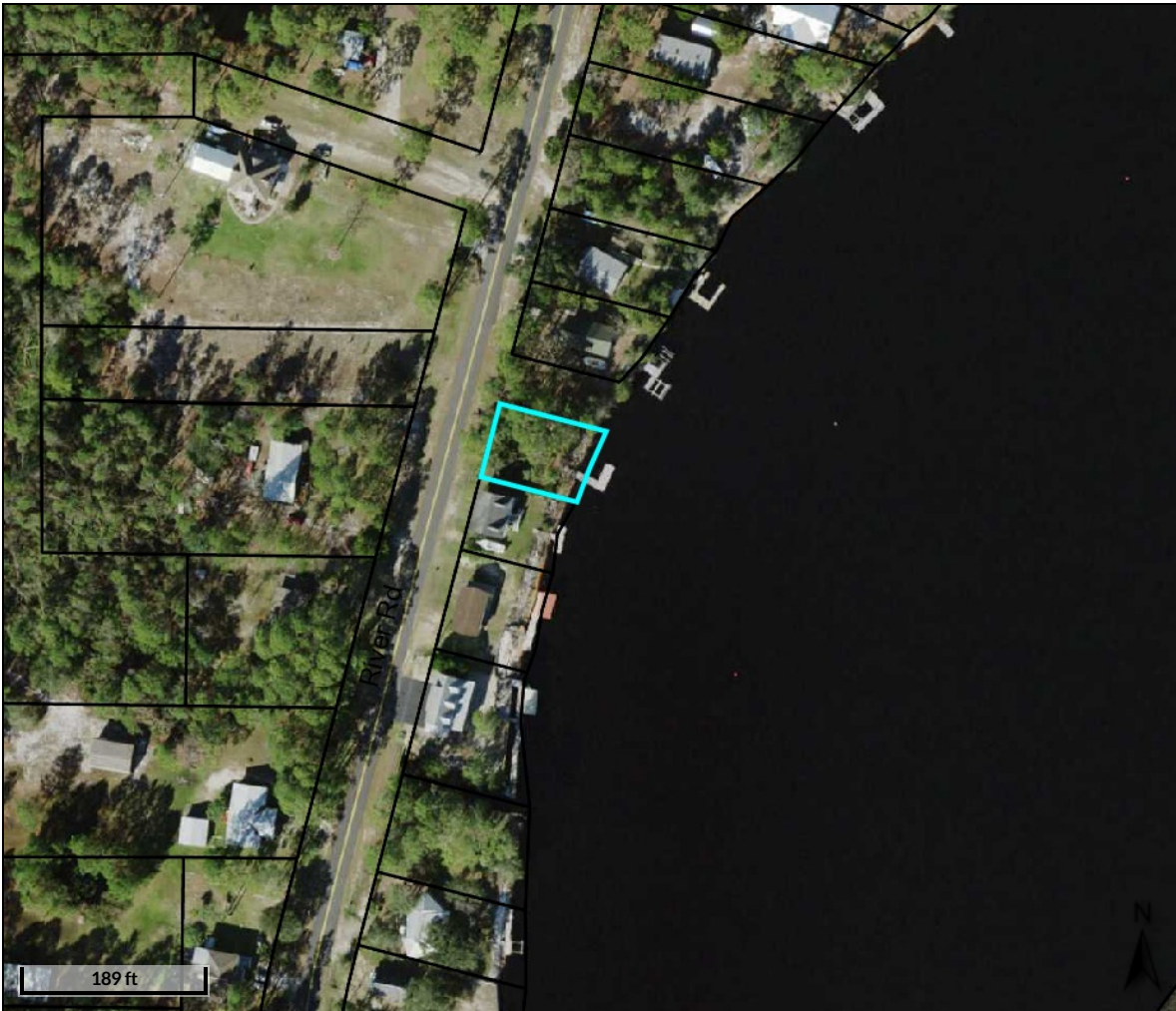
MEETING ADJOURNED 10:07 AM



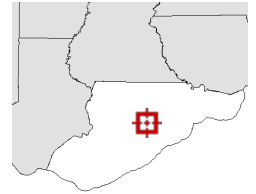
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Franklin County, FL

A.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	24-07S-05W-0180-0005-0010	Alternate ID	05W07S24018000050010	Owner Address	BOSTWICK DONNA B
Sec/Twp/Rng	24-7S-5W	Class	MISCELLANE		RICHARD L WOOD & SHERYL T
Property Address	339 RIVER RD	Acreage	0.18		2408 CLARAKEE BLVD
					TALLAHASSEE, FL 32303

District 1
Brief Tax Description BL 5 CARRABELLE RIVER SUB
(Note: Not to be used on legal documents)

Date created: 3/22/2021
Last Data Uploaded: 3/22/2021 7:41:11 AM

Developed by 

REVISED APPLICATION

A.



ADVISORY BOARD OF ADJUSTMENT APPLICATION FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: RICHARD L. WOOD, SHERYL T. WOOD, DONNA B. BOSWICK
MAILING ADDRESS: 1374 BLOUNTSTOWN ST City/State/Zip: TALLAHASSEE, FL 32304
PHONE #: 850.576.8833 CELL #: _____ EMAIL: aqae83@live.com

AGENT'S NAME: RICHARD A. GLOVER
MAILING ADDRESS: POB # 12612 City/State/Zip: TALLAHASSEE, FL 32311
PHONE #: 850.510.4300 CELL #: _____ EMAIL: richardaglovercpa@yahoo.com

PROPERTY DESCRIPTION: 911 Address: 339 RIVER ROAD, CARRABELLE
Lot/s: 1 Block: 5 Subdivision: CARRABELLE RIVER SUB Unit: _____
Parcel Identification #: 24-075-05W-0180-0005-0010

JURISDICTION: ☒ Franklin County

☐ Apalachicola ☐ Eastpoint ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: (1) REQUEST VARIANCE OF 12' INTO THE 25' SETBACK FROM RIVER ROAD; 15' VARIANCE INTO THE 25' SETBACK FROM RIVER STREET (UNCONSTRUCTED); 15' VARIANCE INTO THE 50' SETBACK REQUIREMENT FROM CARRABELLE RIVER (2) REQUEST APPROVAL OF BUILDING SIDE FOOTPRINT OF 25X40 (1000 SQ FT)

ADVISORY BOARD OF ADJUSTMENT DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____

APPROVED: _____ DENIED: _____ TABLED: _____

CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.

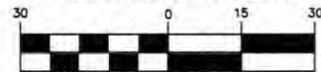
NOTE: 1-SEE ATTACHED SURVEY & LEGAL DESCRIPTION
2-SEE ATTACHED LETTER FROM CARRABELLE UTILITIES CONFIRMING AVAILABLE SEWER SERVICE

A.

**PLAT OF SPECIFIC PURPOSE TO SHOW SITE PLAN
AND SETBACKS CERTIFIED TO:**

**HUGO SABARI and KATHY SABARI
MANAUSA, SHAW & MINACCI, P.A.,
INVESTORS TITLE INSURANCE COMPANY**

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



LEGEND

△	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
—	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FRIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND

LEGAL DESCRIPTION:

Lot 1, Block "5" of CARRABELLE RIVER SUBDIVISION, a subdivision as per map or plat thereof as recorded in Plat Book 3, Page 21 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: Easterly right-of-way boundary of River Road being South 13 degrees 48 minutes 50 seconds West 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, .0517, .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

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 14 & 15) as per Flood Insurance Rate Map Community Panel No: 120088 0430F
Index date: February 5, 2014, Franklin County, Florida.

**TR
&A**

THURMAN RODDENBERRY & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHIELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
(FL # 7190)

DATE: 01/29/21

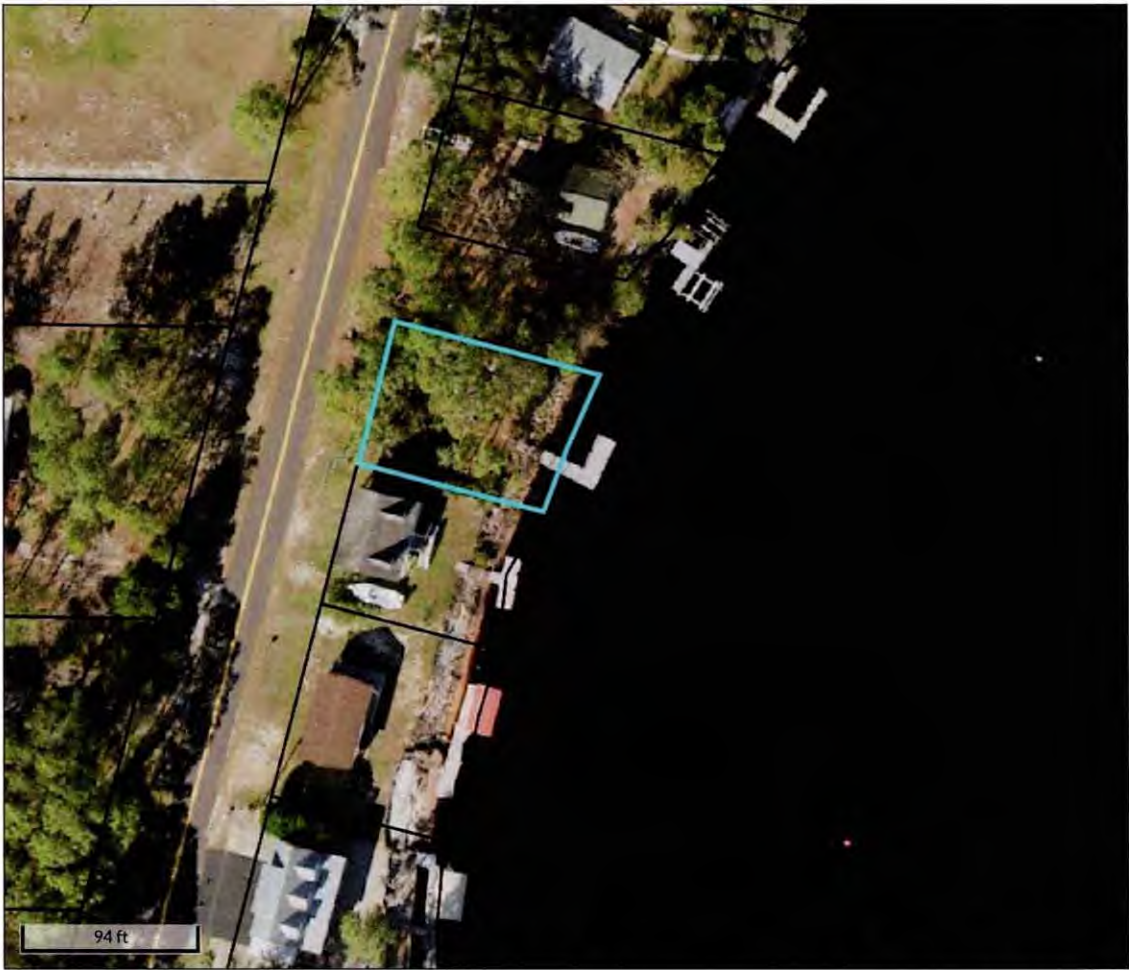
DRAWN BY: MMD

COUNTY: Franklin

FILE: 00283.DWG

DATE OF LAST FIELD WORK:
01/26/21

JOB NUMBER: 00-283



- Legend
- ☐ Parcels
 - ☐ Roads
 - ☐ City Labels

Parcel ID	24-07S-05W-0180-0005-0010	Alternate ID	05W07S24018000050010	Owner Address	BOSTWICK DONNA B
Sec/Twp/Rng	24-7S-5W	Class	MISCELLANE		RICHARD L WOOD & SHERYL T
Property Address	339 RIVER RD	Acreage	0.18		2408 CLARAKEE BLVD
					TALLAHASSEE, FL 32303
District	1				
Brief Tax Description	BL 5 CARRABELLE RIVER SUB				
	(Note: Not to be used on legal documents)				

Date created: 2/17/2021
Last Data Uploaded: 2/17/2021 10:53:52 AM

Developed by  **Schneider**
GEOSPATIAL

NWFWMD Report

Geographical Information

Preliminary SFHA Flood Map (Prelim Issue Date: 6/13/2019)

Latitude/Longitude: 29.85525,-84.69038

Address: 339 River Rd, Carrabelle, FL, 32322, USA

Parcel ID: 24-07S-05W-0180-0005-0010

Firm Panel (Preliminary): 12037C0430G

Firm Panel (Effective): 12037C0430F

Flood Information

Flood Zone Information

Preliminary Flood Zone

Location of Interest:	AE
1. <i>Location of Interest:</i>	AE

Parcel: AE:100%;

Base Flood Information*: 14.0 ft - 15.0 ft

Effective Flood Zone

Location of Interest:	AE
-----------------------	----

Parcel: AE:100%;

Base Flood Information*: **14.0 ft - 15.0 ft**

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood), Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the Flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures.

The relationship between the BFE and a structure's elevation determines the flood insurance premium.

Datum of measurement is NAVD1988.



Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AD/AF:** An area inundated by 100-year flooding. (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone O/P/C:** (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/500Y): An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRMs and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

A.

Find messages, documents, photos or people

home

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Back Forward Reply Reply All Archive Move Delete Spam ... Print Full Screen Search Settings

Inbox

- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less

Views Show

Folders Hide

+ New Folder

- Intuit 2020
- Intuit 2020 Tax 1

Good afternoon,

This email is to attest that we received your Board of Adjustment application to for a Variance request on February 11th, 2021. Please know that BOA Deadline was Wednesday, February 10, 2021 at 12 Noon.

We were unable to meet the Newspaper's Advertising deadline, so we will have to place your request on the April Board of Adjustment meeting.

To see all Board meeting deadlines and Meeting dates, please visit the Franklin County's 'Upcoming Events' Calendar @ www.franklincountyflorida.com

After initial review of your application, the application needs to reflect the following:

- 1. 12' variance into your front 25' setback (River Road)
- 2. 15' variance into your 25' setback (River Street)
- 3. 15' variance into your 50' setback requirement (Carrabelle River)
- Also----
- 4. Please provide a letter from Water & Sewer Department stating there is sewer availability or no sewer availability for this parcel.

If you have any questions, please do not hesitate to reach out.

Sincerely,



OFFICE CHAIR MAT WITH
ANTI FATIGUE CUSHIONED
FOAM - CHAIR MAT FOR
HARDWOOD FLOOR
WITH...

\$64.97

**CITY OF CARRABELLE
CARRABELLE, FLORIDA**

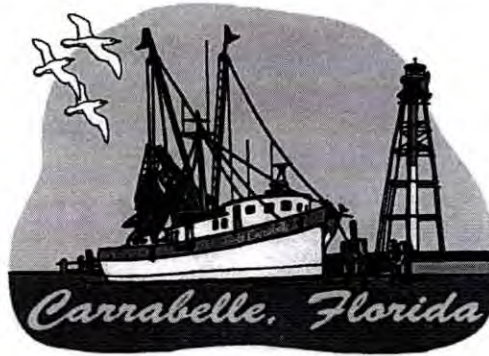
**BRENDA LaPAZ
MAYOR-COMMISSIONER**

**FRANKLIN MATHES
COMMISSIONER**

**CALVIN "CAL" ALLEN
COMMISSIONER**

**KEITH WALDEN
COMMISSIONER**

**ANTHONY "TONY" MILLENDER
COMMISSIONER**



**COURTNEY MILLENDER
CITY ADMINISTRATOR**

**KEISHA MESSER
CITY CLERK**

**DANIEL HARTMAN
CITY ATTORNEY**

**1206 HWY98 EAST
CARRABELLE, FLORIDA 32322
TELEPHONE: 850-697-3618
FAX: 850-697-3156**

February 19, 2021

To whom it may concern:

Water and Sewer is available at 339 River Rd, Carrabelle, FL 32322. If you have any questions please feel free to contact me.

Regards,

Crystal Causey
Water and Sewer Billing Clerk

Name: Wendy M. Martin
Address: WAKULLA TITLE COMPANY, INC.
P. O. Box 1022
Crawfordville, FL 32326

Return to:
Grantee(s) Name:
Address:

A. ALL WADE CLERK
FRANKLIN ST: FL

DOC STAMPS 350.00
INTANG TAX .00

RECORD VERIFIED
BY Donna Zingarello DC

FL# 200004006 B 642 P 734
REC NO. 01018104964

TA

Property Appraisers Parcel Identification Number(s):

24-075-051V-01

Grantee(s) S.S. #s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS WARRANTY DEED Made the 2nd day of May A.D. 2000, by BEDFORD F. GROVES and CATHERINE E. GROVES, his wife, hereinafter called the grantor, to RICHARD L. WOOD and SHERYL T. WOOD, husband and wife, and GREGORY S. BOSTWICK and DONNA B. BOSTWICK, husband and wife, whose post office address is 2408 CIARA KEE BLVD., TALLAHASSEE, FL. 32303, hereinafter called the grantee:

(Whoever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

FRANKLIN
C.E. [Signature]

Lot 1, Block 5, Carrabolt River Subdivision located in Section 13, Township 7 South, Range 5 West, per plat recorded in Plat Book 3, Page 21, Public Records of Franklin County, Florida.

Subject to restrictions, easements and reservations, if any, not specifically reimposed or extended hereby.

Together, with all the tenements, hereditaments and appurtenances therein belonging or in otherwise appertaining, To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Signature
BRENDA ATKINSON
Printed Signature
[Signature]
Signature
Victoria L. Delventhal
Printed Signature
[Signature]
Signature
BRENDA ATKINSON
Printed Signature
[Signature]
Signature
Victoria L. Delventhal
Printed Signature

STATE OF Ohio
COUNTY OF Henry

BEDFORD F. GROVES and CATHERINE E. GROVES, his wife, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): Ohio Driver's License and that an oath was not taken.

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 2nd day of May, A.D. 2000.

[Signature]
Notary Signature

[Signature]
Notary Signature

Printed Notary Signature
VICTORIA L. DELVENTHAL
Notary Public, State of Ohio

NOTARY RUBBER STAMP SEAL



A.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 7 day of October, 2009, by GREGORY S. BOSTWICK, Ex-Husband, first party, whose post office address is P. O. Box 12941, Tallahassee, Florida 32317-2941, to DONNA B. BOSTWICK, Ex-Wife, second party, whose post office address is 3736 Forsythe Way, Tallahassee, Florida 32309:

(Whoever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Inst: 200919005962 Date: 10/20/2009 Time: 10:17 AM
Doc Stamp-Deed: 20.30
C.S. DC, Marla Johnson, Franklin County B. 999 P: 167

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Franklin, State of Florida, to-wit:

Lot 1, Block 5, Carrabelle River Subdivision located in Section 13, Township 7 South, Range 5 West, per plat recorded in Plat Book 3, Page 21, Public Records of Franklin County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written:

Signed, sealed and delivered in presence of:

[Signature]
Witness - Print Name: Sumner R. Nichols

[Signature] L.S.
GREGORY S. BOSTWICK

[Signature]
Witness - Print Name: Melissa A. Dodson

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, the foregoing instrument was acknowledged on this 7th day of October, 2009, by GREGORY S. BOSTWICK, who is personally known to me or who has produced a driver's license as identification, and who did/did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this date.



Melissa A. Dodson
Commission # DD471629
Expires October 17, 2009
Notary Public - State of Florida

[Signature]
Print Name: Melissa A. Dodson
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Anthony L. Bajoczky
BAJOCZKY & FOURNIER
Post Office Box 2
Tallahassee, Florida 32302

This Attorney Has Not Issued Any Title Opinion Regarding This Property and Has No Knowledge Thereof.

cortnib@franklincountyflorida.com

From: cortnib@franklincountyflorida.com
Sent: Thursday, February 18, 2021 9:57 AM
To: 'richardaglovercpapa@yahoo.com'
Subject: Board of Adjustment Application Request

Importance: High

Good afternoon,

This email is to attest that we received your Board of Adjustment application to for a Variance request on February 11th, 2021. Please know that BOA Deadline was Wednesday, February 10, 2021 at 12 Noon.

We were unable to meet the Newspaper's Advertising deadline, so we will have to place your request on the April Board of Adjustment meeting. To see all Board meeting deadlines and Meeting dates, please visit the Franklin County's 'Upcoming Events' Calendar @ www.franklincountyflorida.com

After initial review of your application, the application needs to reflect the following:

- 1.) 12' variance into your front 25' setback (River Road)
- 2.) 15' variance into your 25' setback (River Street)
- 3.) 15' variance into your 50' setback requirement (Carrabelle River)
- Also----
- 4.) Please provide a letter from Water & Sewer Department stating there is sewer availability or no sewer availability for this parcel.

If you have any questions, please do not hesitate to reach out.

Sincerely,

Cortni Bankston

Franklin BOCC Administrative Assistant
 34 Forbes Street, Suite 1
 Apalachicola, FL 32320
 850-653-9783, Ext. 180
 850-653-9799, Fax
cortnib@franklincountyflorida.com
 website: www.franklincountyflorida.com

E-Mail addresses are public records under Florida Law and are not exempt from Public Records requirements. If you do not want your email address to be subject to being released pursuant to a public records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.



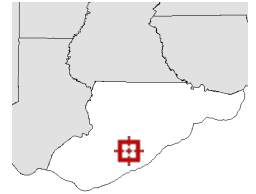
qPublic.net™

Franklin County, FL

B.



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID 29-09S-06W-7337-0000-0080
Sec/Twp/Rng 29-9S-6W
Property Address 1931 INDIAN HARBOR ROAD
ST GEORGE ISLAND

Alternate ID 06W09S29733700000080
Class VACANT
Acreage n/a

Owner Address SAZERAC,LLC
4935 TAYLOR LANE
GAINESVILLE, GA 30504

District 1
Brief Tax Description LOT 8 INDIAN BAY VILL

(Note: Not to be used on legal documents)

Date created: 3/22/2021
Last Data Uploaded: 3/22/2021 7:41:11 AM

Developed by Schneider
GEOSPATIAL



ADVISORY BOARD OF ADJUSTMENT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Walter Sears
 MAILING ADDRESS: 4935 Taylor Lane City/State/Zip: Gainesville, GA 30504
 PHONE #: 678-358-4558 CELL #: _____ EMAIL: waltersears@gmail.com

AGENT'S NAME: Garlick Environmental Assoc. Inc % Dan Garlick
 MAILING ADDRESS: Post Office Box 385 City/State/Zip: Apalachicola, FL 32329
 PHONE #: 850-653-8899 CELL #: 850-899-5252 EMAIL: dan@garlickenv.com

PROPERTY DESCRIPTION: 911 Address: 1931 Indian Harbor Rd SGI POA
 Lot/s: 8 Block: _____ Subdivision: Indian Bay Village Unit: _____
 Parcel Identification #: 29-098-06W-7337-0000-0080

JURISDICTION: ☒ Franklin County

☐ Apalachicola ☐ Eastpoint ☒ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: 10' Encroachment into Road Right of Way
of Indian Harbor Drive

ADVISORY BOARD OF ADJUSTMENT DATE: March 3, 2021

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
 CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____
 APPROVED: _____ DENIED: _____ TABLED: _____
 CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

Franklin County
 34 Forbes Street, Suite 1
 Apalachicola, FL 32320

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
 BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**



B.

GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL
DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS •
CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL
LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE
MARINA, DOCK, AND SUBDIVISION DESIGN

RECEIVED
FEB 17 2021

February 15, 2021

Franklin County Planning & Zoning
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Re: Board of Adjustment
Walter Sears
GEA File No. 21-001
Variance - Setback

To Whom It May Concern:

By this letter, we are requesting the referenced project be place on the March 3, 2021 Board of Adjustment meeting. The project site is located at 1931 Indian Harbor Road, St George Island Plantation Owners Association (POA). The reason for the request is because of a hardship created by succeeding encroachments on the reasonable building site of this specific lot. The encroachment proposed is 10 ft still leaving 15 ft from the street right of way. The area between the dwelling site and ROW will remain vegetated other, than for the driveway access, per POA covenants.

To aid you in your review, please find attached the following items:

- 1) Advisory Board of Adjustment Application;
- 2) Property Appraiser Sheet;
- 3) Site Plan Drawings;
- 4) Copy of Application Package for SGI Owners Assoc;

The subject lot was platted in 1982 in the St George Island Plantation contiguous to Apalachicola Bay. It is a bayfront lot with a large area of wetlands frontage. It is also located at the end of a cul-de-sac. The lot is subject to the 50 ft Critical Habitat Zone (CHZ). In this particular case, the 50 ft set back encumbers a substantial quantity of uplands thereby rendering the area without an encroachment to a small area and a small dwelling footprint allowing for a 19 ft wide space.

The small footprint is expected to potentially create an issue with high wind periods because of the narrow width and attempting to meet the POA's heated and cooled standards. As well, the shape could be an issue with the POA's development standards. Currently, the same issue is being reviewed by the POA.

By allowing an encroachment into the front set back, a wider dwelling can be realized, the CHZ will be left intact with the benefits derived to the bay's protection. No significant impact is expected to traffic being that the encroachment is on the cul-de-sac and that the road is a low speed cartway.

If you have any questions, please let us know.

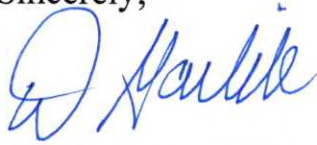
Sincerely,

Dan Garlick, PWS
Garlick Environmental Associates, Inc.

Attachments

If you have any questions, please let us know.

Sincerely,



Dan Garlick, PWS
Garlick Environmental Assoc., Inc.

Attachments

PREPARED BY: GARLICK ENVIRONMEN^{B.} 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: John & Trish Peeler

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

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI POA Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TWSHP: 9South

RNG: 6 West

JOB: 20-092

DEP:

COE:

OTHER:

DATE: August 13, 2020

SHEET: 1/6



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8895 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: John & Trish Peeler

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

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI POA Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9South

RNG: 6 West

JOB: 20-092

DEP:

COE:

OTHER:

DATE: August 13, 2020

SHEET: 2/6



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

(850) 653-8895

B.

FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: John & Trish Peeler

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

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI POA Franklin County

LATITUDE:

LONGITUDE:

JOB: 20-092

DEP:

COE:

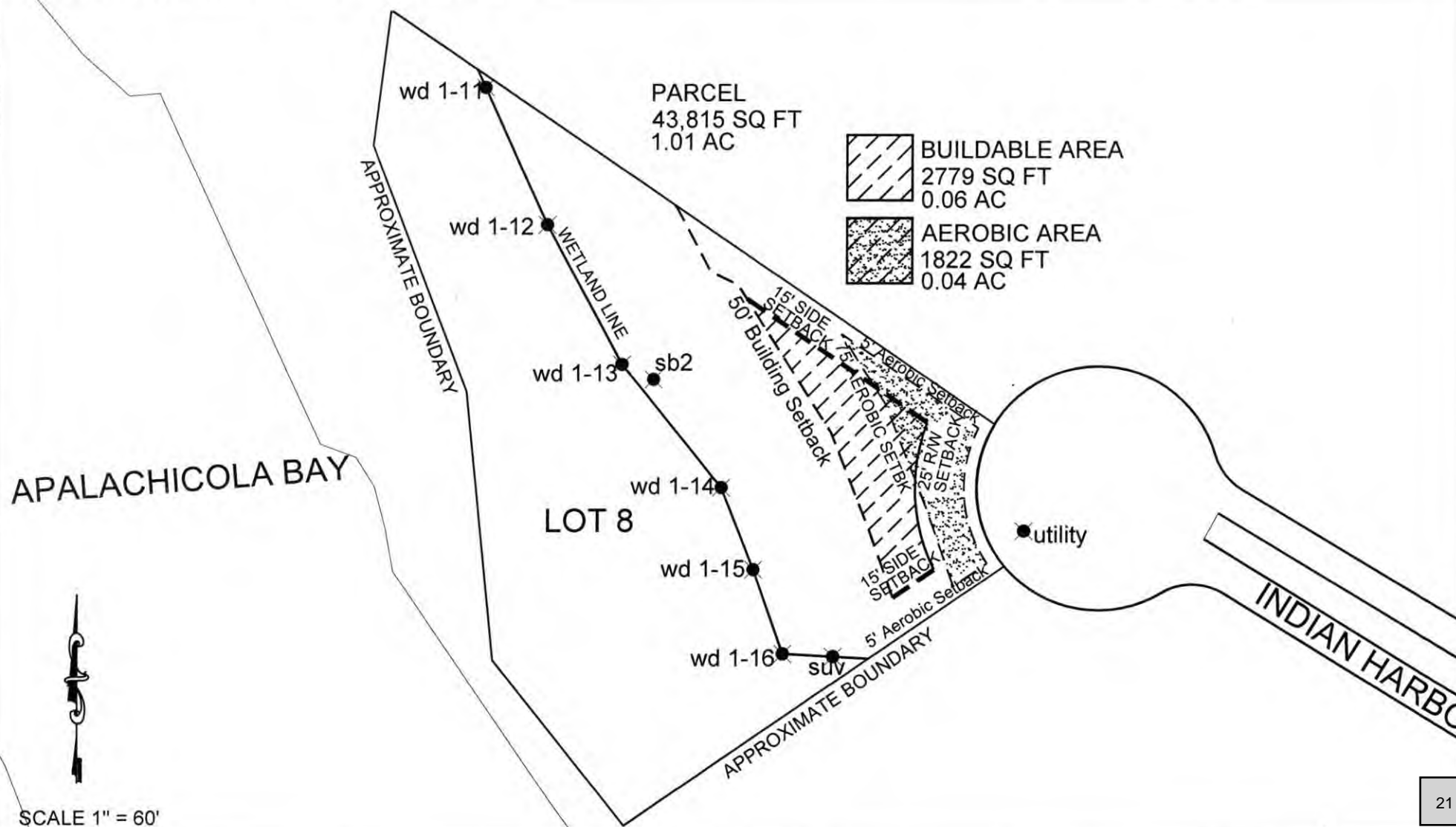
OTHER:

DATE: August 13, 2020

SHEET: 3/6

SECTION: 29 TOWNSHIP: 9South

RNG: 6 West



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: Walter Sears

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

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI POA Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TNSHP: 9South

RNG: 6 West

JOB: 21-001

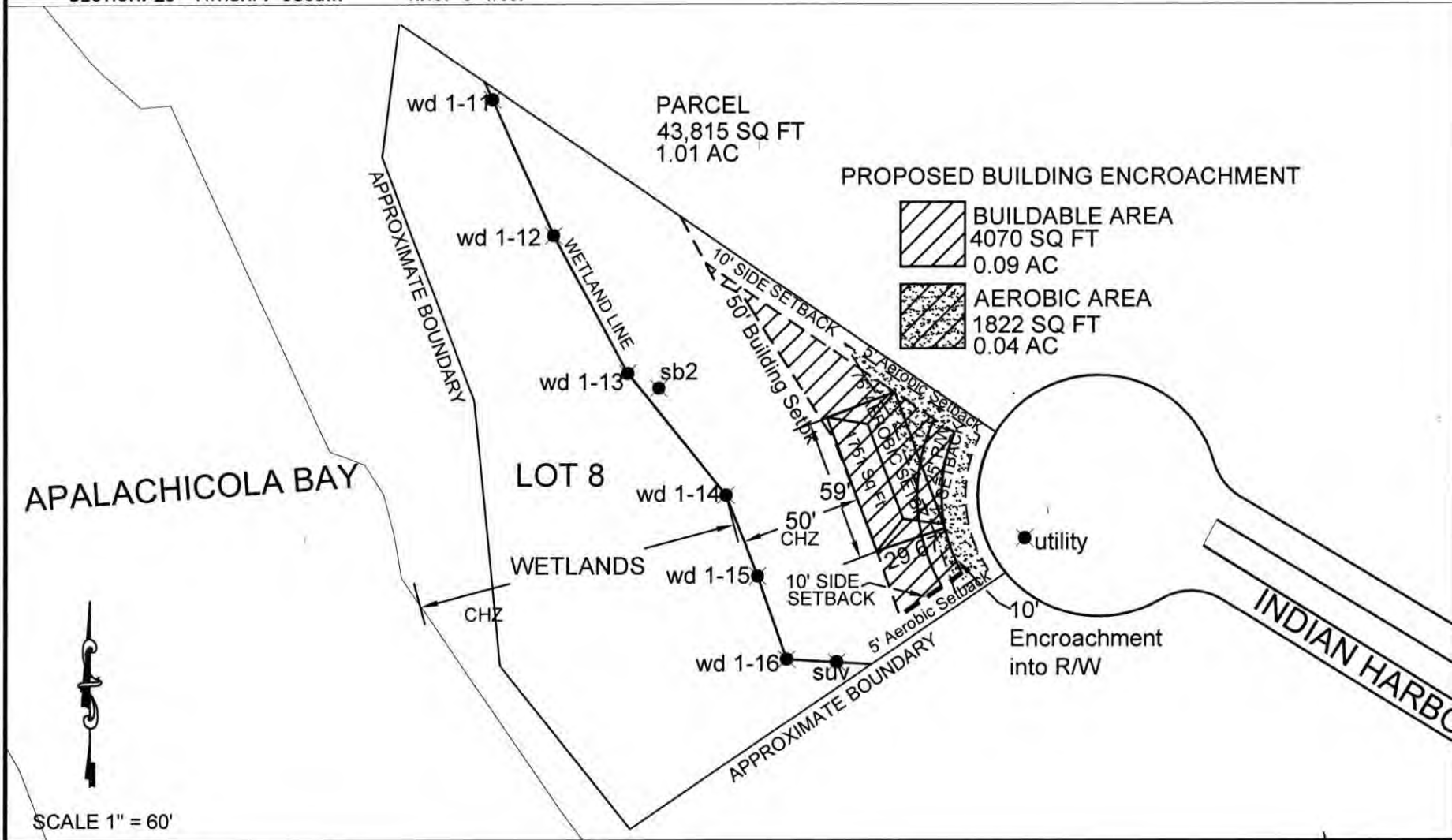
DEP:

COE:

OTHER:

DATE: January 27, 2021

SHEET: 5/4



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: Walter Sears

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

PURPOSE: DFA

PROJECT LOCATION / USGS: SGI POA Franklin County

LATITUDE:

LONGITUDE:

SECTION: 29 TOWNSHIP: 9South RANG: 6 West

JOB: 21-001

DEP:

COE:

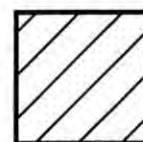
OTHER:

DATE: January 27, 2021

SHEET: 6/6



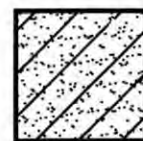
PROPOSED BUILDING ENCROACHMENT



BUILDABLE AREA

4070 SQ FT

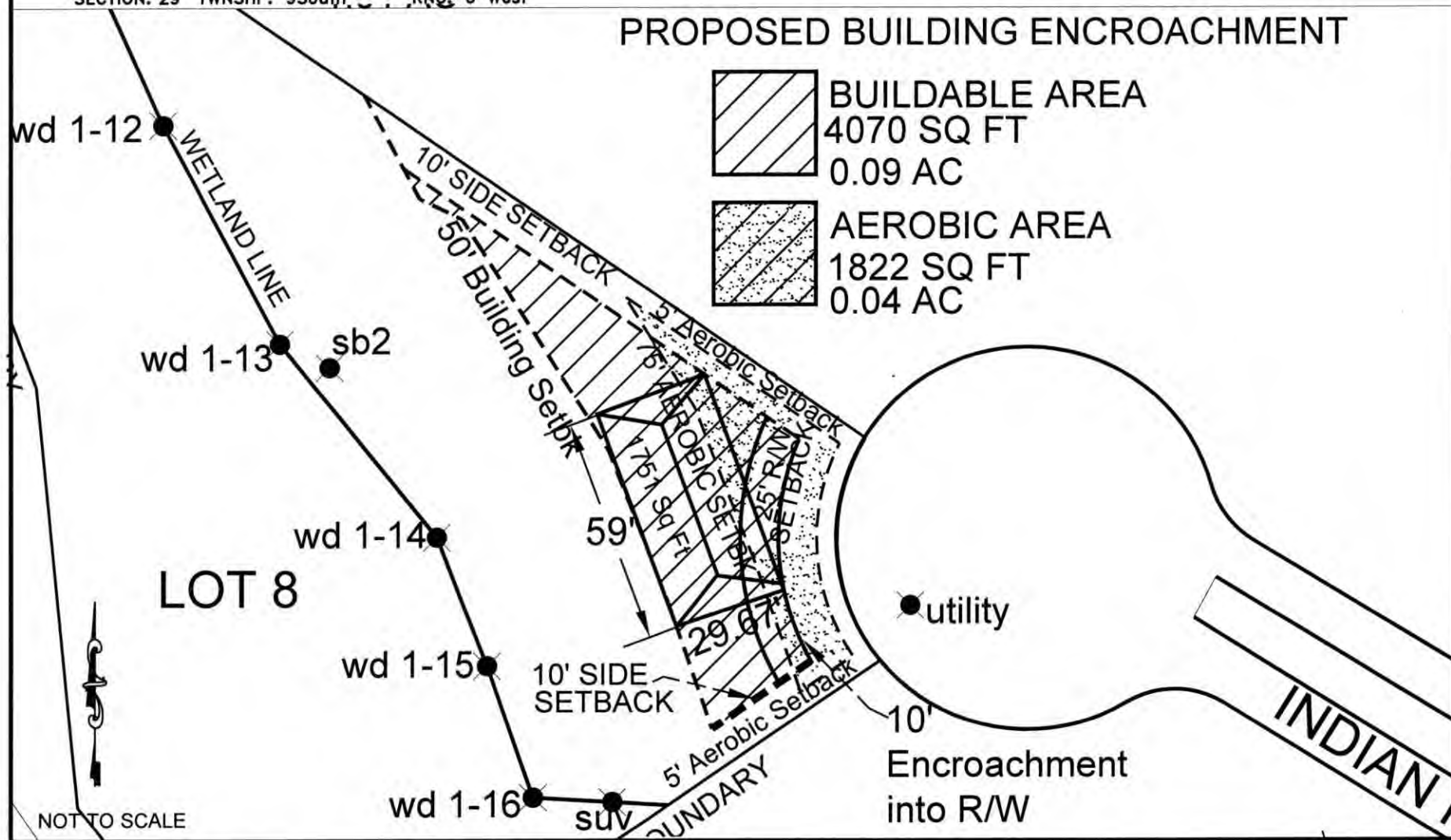
0.09 AC



AEROBIC AREA

1822 SQ FT

0.04 AC



Prepared by and return to:

Kristy Banks

Kristy Branch Banks, P.A.

171 US Hwy 98 W Suite A

Eastpoint, FL 32328

(850) 670-1255

File Number: FP21-13

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th day of January, 2021** between **Lynn Wilson** whose post office address is **3221 Bayshore Road, Sarasota, FL 34234**, grantor, and **Sazerac, LLC, a Georgia Limited Liability Company** whose post office address is **4935 Taylor Lane, Gainesville, GA 30504**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Franklin County, Florida** to-wit:

Lot 8, INDIAN BAY VILLAGE, according to the plat thereof as recorded in Plat Book 5, Page 16, Public Records of Franklin County, Florida. Less and Except any part of said land lying within the easement as shown on said plat.

Parcel Identification Number: 29-09S-06W-7337-0000-0080

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2020**.

Non Homestead: subject property is not the homestead of grantor, nor is it adjacent to the homestead of grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nicole Snow
 Witness
 Printed Name: Nicole Snow
Joann Lempfert
 Witness
 Printed Name: Joann Lempfert

Lynn Wilson
 Lynn Wilson

State of Florida
 County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of January, 2021 by Lynn Wilson who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Joann Lempfert
 Notary Public
 Print Name: Joann Lempfert
 My Commission Expires: July 24, 2023

STATE OF GEORGIA**Secretary of State****Corporations Division****313 West Tower****2 Martin Luther King, Jr. Dr.****Atlanta, Georgia 30334-1530****CERTIFICATE OF ORGANIZATION**

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Sazerac LLC**a Domestic Limited Liability Company**

has been duly organized under the laws of the State of Georgia on **10/01/2020** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **10/09/2020**.

*Brad Raffensperger*

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 10/1/2020 1:45:04 PM

BUSINESS INFORMATION

CONTROL NUMBER 20194676
BUSINESS NAME Sazerac LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 10/01/2020

PRINCIPAL OFFICE ADDRESS

ADDRESS 4935 Taylor Lane, Gainesville, GA, 30504, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Walter Sears	4935 Taylor Lane, Gainesville, GA, 30504, USA	Hall

ORGANIZER(S)

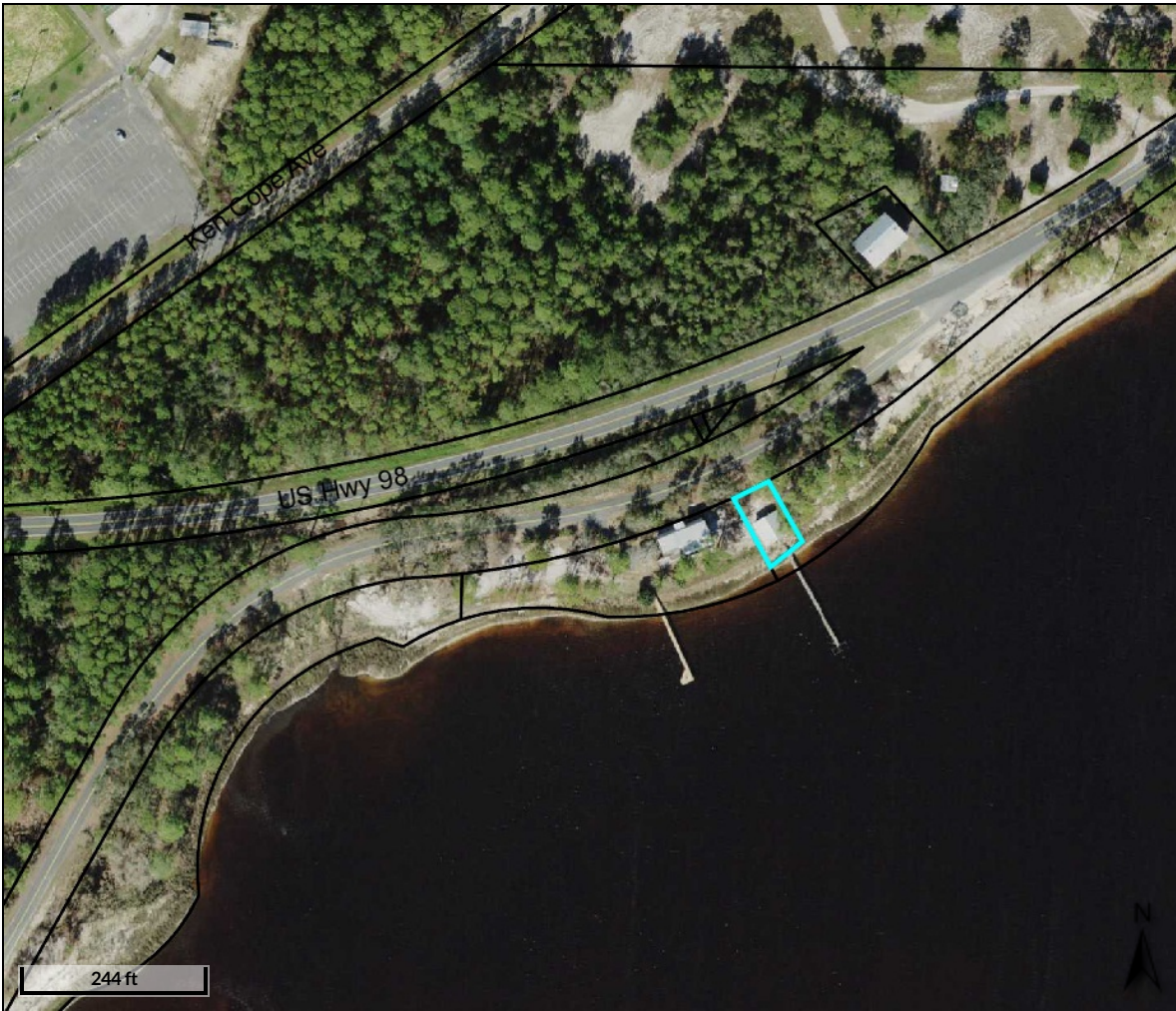
NAME	TITLE	ADDRESS
Emily Sears	ORGANIZER	4935 Taylor Lane, Gainesville, GA, 30504, USA
Walter Sears	ORGANIZER	4935 Taylor Lane, Gainesville, GA, 30504, USA

OPTIONAL PROVISIONS

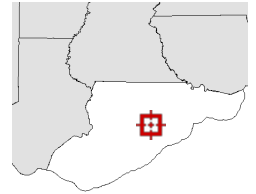
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Walter Sears
AUTHORIZER TITLE Member



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	28-07S-04W-0000-0030-0000	Alternate ID	04W07S280000000300000	Owner Address	MOLLERGREN ROBERT & LESLIE
Sec/Twp/Rng	28-7S-4W	Class	SINGLE FAM		DENHARD
Property Address	1610 C30	Acreage	n/a		319 MORSE PLAZA
	CARRABELLE				FT MYERS, FL 33905
District	1				
Brief Tax Description	50 FT PARCEL FACING ST				
	(Note: Not to be used on legal documents)				

Date created: 3/22/2021

Last Data Uploaded: 3/22/2021 7:41:11 AM

Developed by  Schneider
GEOSPATIAL



ADVISORY BOARD OF ADJUSTMENT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Robert Mollergrren/Laslie Denhard
 MAILING ADDRESS: 319 Horse Plaza City/State/Zip: Fort Myers FL 33905
 PHONE #: 239-693-5256 CELL #: 239-565-3076 EMAIL: mollermail@comcast.net

AGENT'S NAME: _____
 MAILING ADDRESS: _____ City/State/Zip: _____
 PHONE #: _____ CELL #: _____ EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 1610 Gulf Ave Carrabelle FL 32322
 Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
 Parcel Identification #: 28-075-04W-0000-0030-0000

JURISDICTION: ☒ Franklin County
☐ Apalachicola ☐ Eastpoint ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: Seeking a variance for the front porch and stairs, back stairs and side walk ways.

ADVISORY BOARD OF ADJUSTMENT DATE: _____

RECOMMENDED APPROVAL: _____ RECOMMENDED DENIAL: _____ RECOMMENDED TO TABLE: _____
 CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____
 APPROVED: _____ DENIED: _____ TABLED: _____
 CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

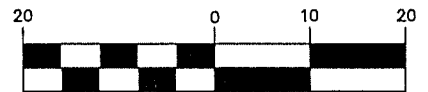
Franklin County
 34 Forbes Street, Suite 1
 Apalachicola, FL 32320

THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
 BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.

POINT OF COMMENCEMENT:
NORTHWEST CORNER OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 4 WEST,
FRANKLIN COUNTY, FLORIDA.

**PLAT OF BOUNDARY & TOPOGRAPHICAL
SURVEY CERTIFIED TO:
LESLIE DENHARD**

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

C1

R=881.51'
L=50.01'
Δ 3°15'01"
CH=N61°07'40"E
50.00'(M)
CH=N61°07'40"E
50.00'(D)

LEGEND

M	MEASURED
D	RECORD DEED
FIRC	FOUND (5/8") IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
---	NOT TO SCALE
△	POINT NOT SET OR FOUND

NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly boundary of subject parcel being North 28 degrees 52 minutes 20 seconds West as per record deed.
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. See attached sheet for LEGAL DESCRIPTION.
8. ELEVATIONS depicted hereon were established using NAVD 1988 datum.

FLOOD ZONE INFORMATION:

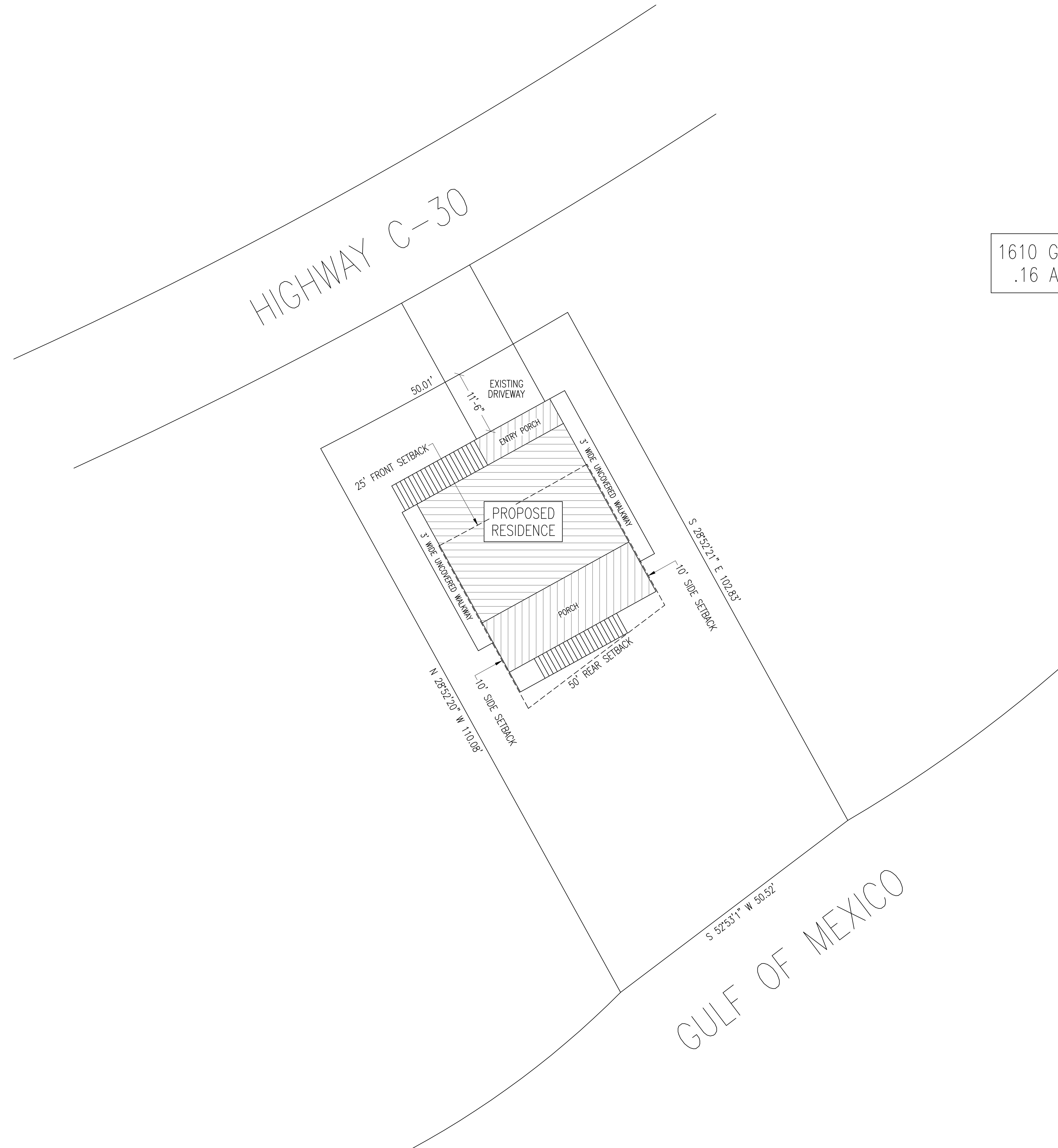
Subject property is located in Zones "VE (EL 19 & 20)" as per Flood Insurance Rate Map Community Panel No: 120090 0435F, index date: February 05, 2014, Franklin County, Florida.

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.

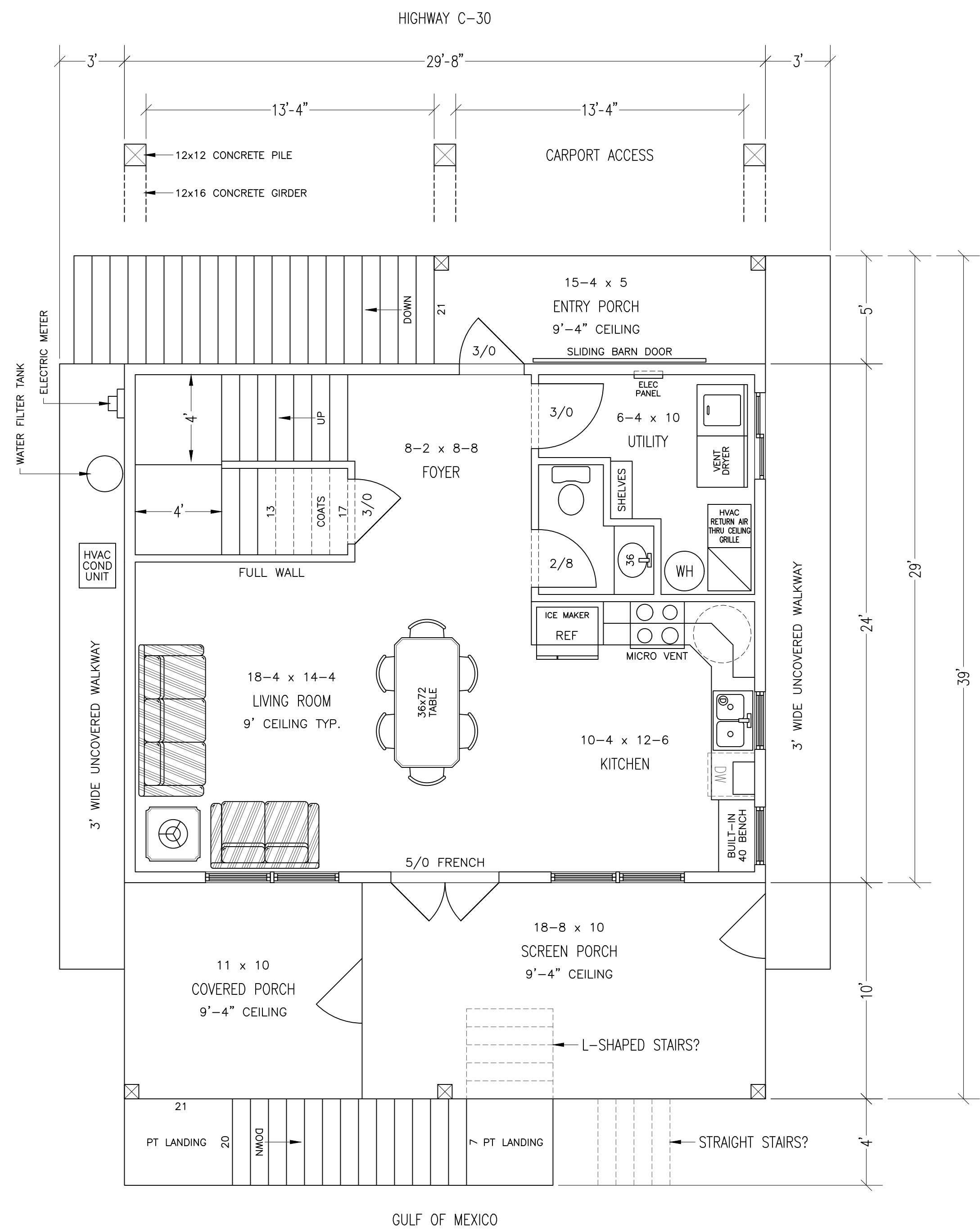
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

TR & A				THURMAN RODDENBERRY & ASSOCIATES, INC			
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: 10/31/18		DRAWN BY: BB		N.B.609 PG.36		COUNTY: FRANKLIN	
FILE: 18495.DWG		DATE OF LAST FIELD WORK: 10/26/18		JOB NUMBER: 18-495			



Oasis Designs	SITE PLAN
5082 Bird Nest Trail Tallahassee, FL 32312 (850) 668-3111	SCALE: 1"=10' SHEET # DATE: 2/17/21 NAME: MOLLERGREN BEACH HOUSE

UTILITY ROOM OPTION #1



2/26/21	TELEPHONE CONFERENCE	.5 HOUR
2/26/21	REVISE FLOOR PLAN	1 HOUR
3/2/21	REVISE FLOOR PLAN	1.25 HOURS

SHIFT DINING TABLE INTO KITCHEN AREA???

REMOVE DISHWASHER???

REVIEW UTILITY ROOM OPTIONS

MOVE WATER HEATER BELOW STAIRS???

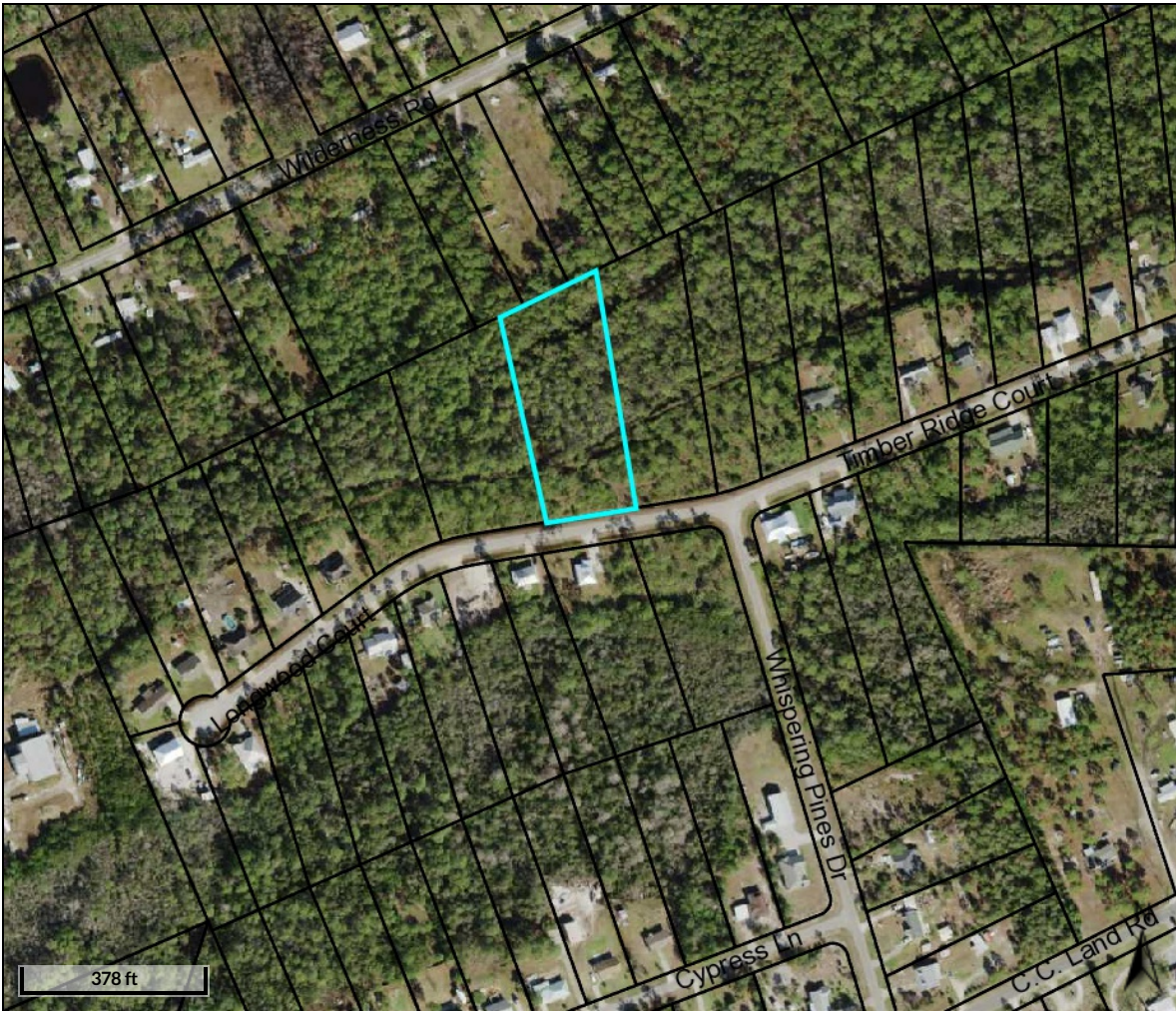
STRAIGHT OR L-SHAPED EXTERIOR STAIRS???



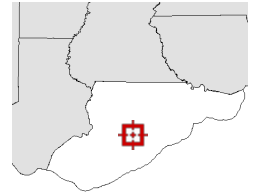
qPublic.net™

Franklin County, FL

D.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 29-08S-06W-1002-0000-0430

Sec/Twp/Rng --

Property Address 689 LONGWOOD CT

District 5

Brief Tax Description LOT43 WHISPERING PINS SUB

(Note: Not to be used on legal documents)

Alternate ID 06W08S29100200000430

Class VACANT

Acreage 1

Owner Address BOONE TIFFANY

689 LONGWOOD COURT

EASTPOINT, FL 32328

Date created: 3/22/2021

Last Data Uploaded: 3/22/2021 7:41:11 AM

Developed by  **Schneider**
GEOSPATIAL



D.

ADVISORY BOARD OF ADJUSTMENT APPLICATION

FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

http://www.franklincountyflorida.com/planning_building.aspx

ADVISORY BOARD OF ADJUSTMENT APPLICATION

PROPERTY OWNER'S NAME: Tiffany Boone

MAILING ADDRESS: 689 Longwood Court City/State/Zip: East Point, FL 32328

PHONE #: _____ CELL #: _____ EMAIL: longleafcontracting@icloud.com

AGENT'S NAME: S. Lance Watson

MAILING ADDRESS: 115 Sailors Cove Road - Unit A City/State/Zip: Port St. Joe, FL 32456

PHONE #: 850-227-1297 CELL #: _____ EMAIL: lance.watson@southeasternce.com

PROPERTY DESCRIPTION: 911 Address: 689 Longwood Court

Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____

Parcel Identification #: 29-08S-06W-1002-0000-0430

JURISDICTION: ☐ Franklin County

☐ Apalachicola ☒ Eastpoint ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)

DESCRIPTION OF REQUEST: Front setback variance for stairs to front porch outside of footprint. Rear setback/wetlands setback variance for remaining portions of residence. House is positioned as far towards road as practical.

House (Stairs) 12.1' into Front Setback

Houe (Open Deck) 10' into Wetland Setback, Carport (Open/Covered) 3.1' into Front Setback,

Pole Barn (Open/Covered) 1.9' into Front Setback

ADVISORY BOARD OF ADJUSTMENT DATE: _____

RECOMMENDED APPROVAL: _____ **RECOMMENDED DENIAL:** _____ **RECOMMENDED TO TABLE:** _____
CONDITIONS: _____

BOARD OF COUNTY COMMISSION MEETING DATE: _____

DENIED: _____

APPROVED: _____

TABLED: _____

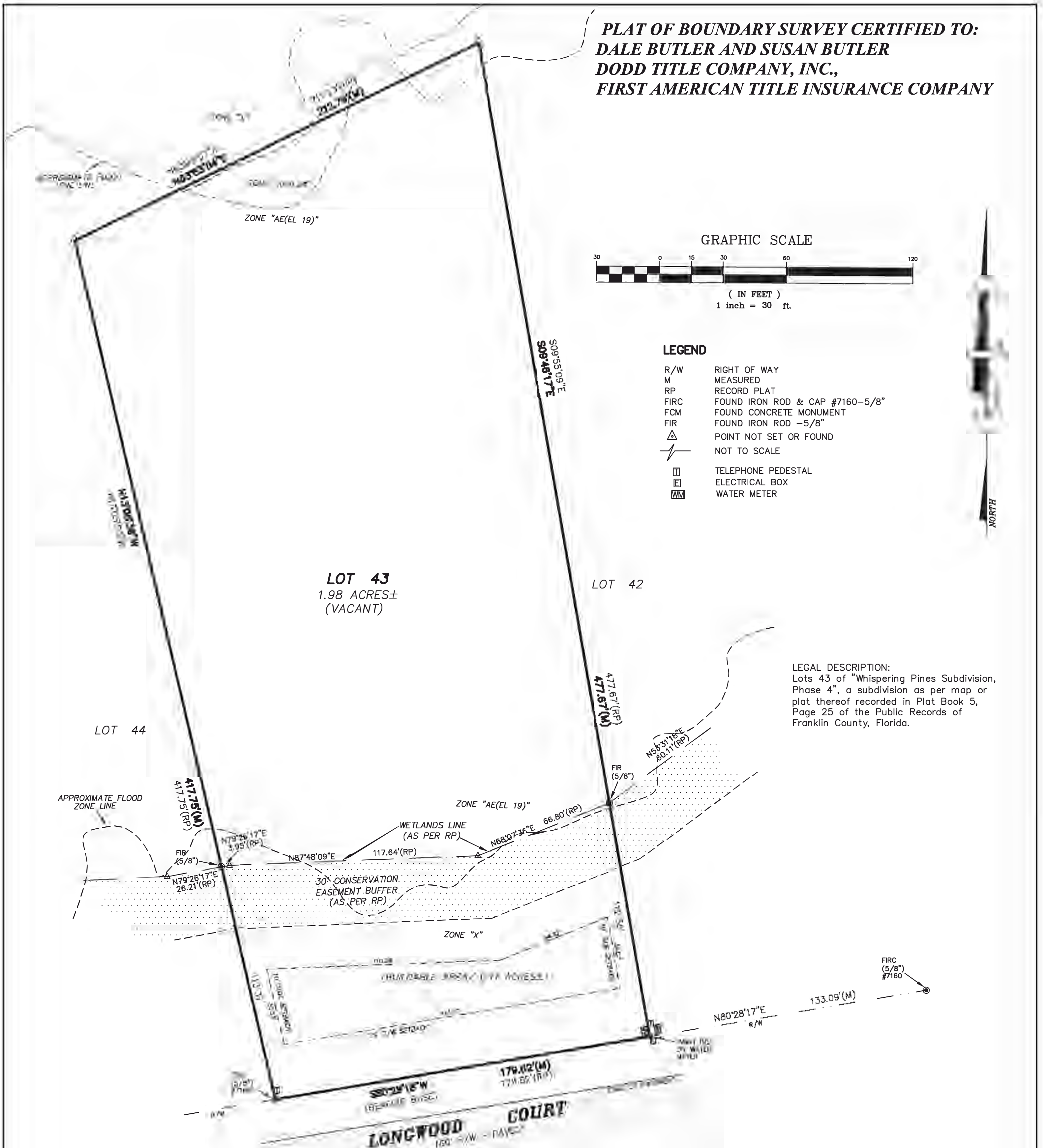
CONDITIONS: _____

Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL
BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
DALE BUTLER AND SUSAN BUTLER
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY**



NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly right of way boundary of Longwood Court being South 80 degrees 28 minutes 18 seconds West 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. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X", "X-0.2% ANNUAL CHANCE" and Zone "AE (EL 19)" as per Flood Insurance Rate Map Community Panel Number: 120088 0413F, Index Date: February 5, 2014, Franklin County, Florida.

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.

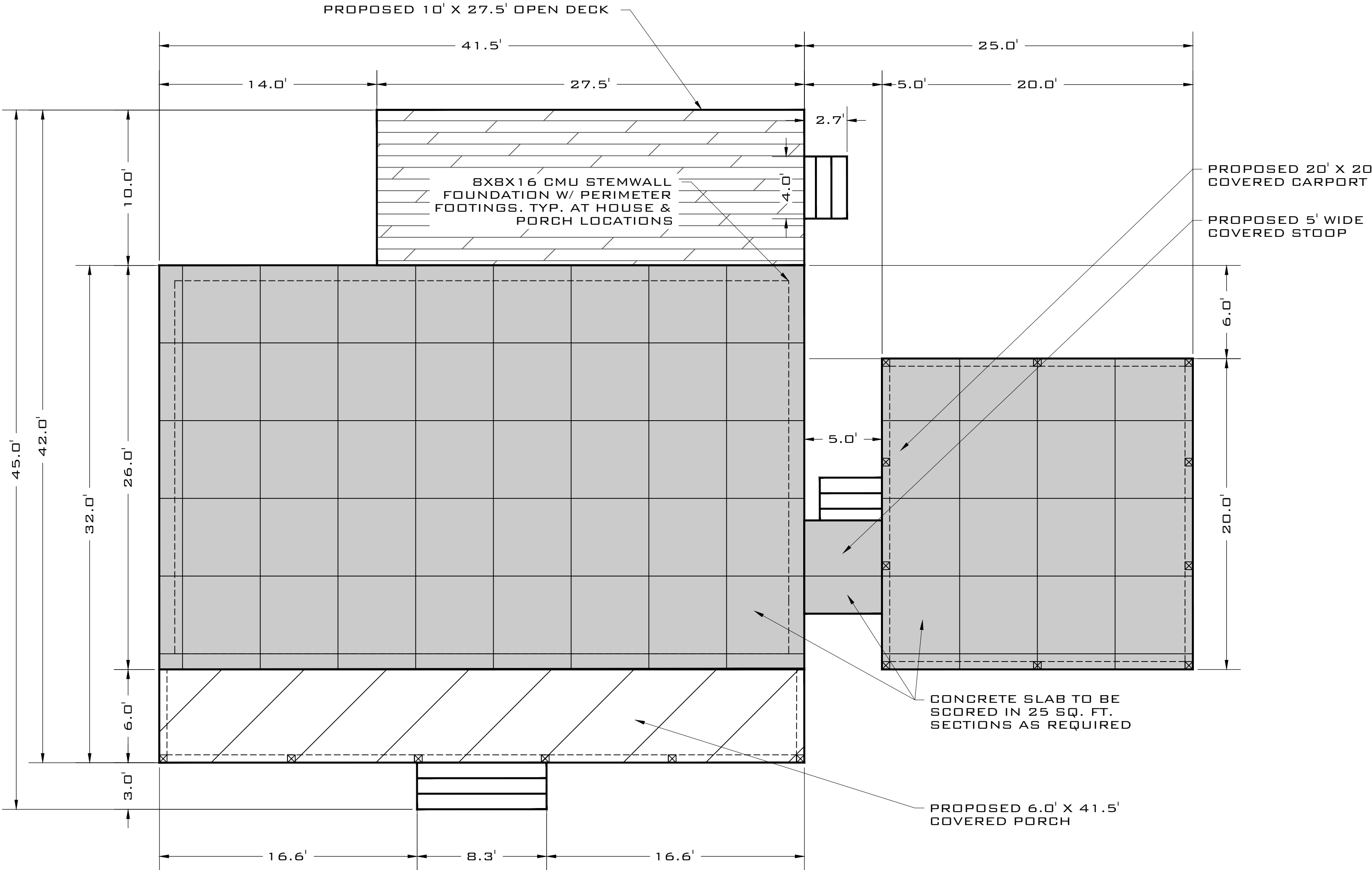
TR & A			
THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103			
LB # 7160			
DATE: 08/10/20	DRAWN BY: BB	N.B.632 pg28	COUNTY: FRANKLIN
FILE: 20600.DWG	DATE OF LAST FIELD WORK: 08/07/20	CHECKED BY:	JOB NUMBER: 20-600

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND GULF COUNTY, FLORIDA OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
5. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
6. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
7. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
8. ALL UTILITY CONSTRUCTION SHALL MEET THE WATER AND WASTEWATER UTILITY STANDARDS OF THE UTILITY SERVICE PROVIDER IN THE PROJECT AREA.
9. THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE ENGINEER.
10. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING BODY'S LAND DEVELOPMENT REGULATIONS.
11. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
13. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.
14. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. DESIGN STANDARDS (CURRENT EDITION), AWWA SPECIFICATIONS, AND THE LOCAL GOVERNING BODY'S DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED.
15. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
16. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING BODY AT LEAST 48 HOURS IN ADVANCE PRIOR TO BEGINNING OF CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION COMMENCEMENT NOTICE AND NOTIFYING THE ENGINEER OF THE CONSTRUCTION SCHEDULE.

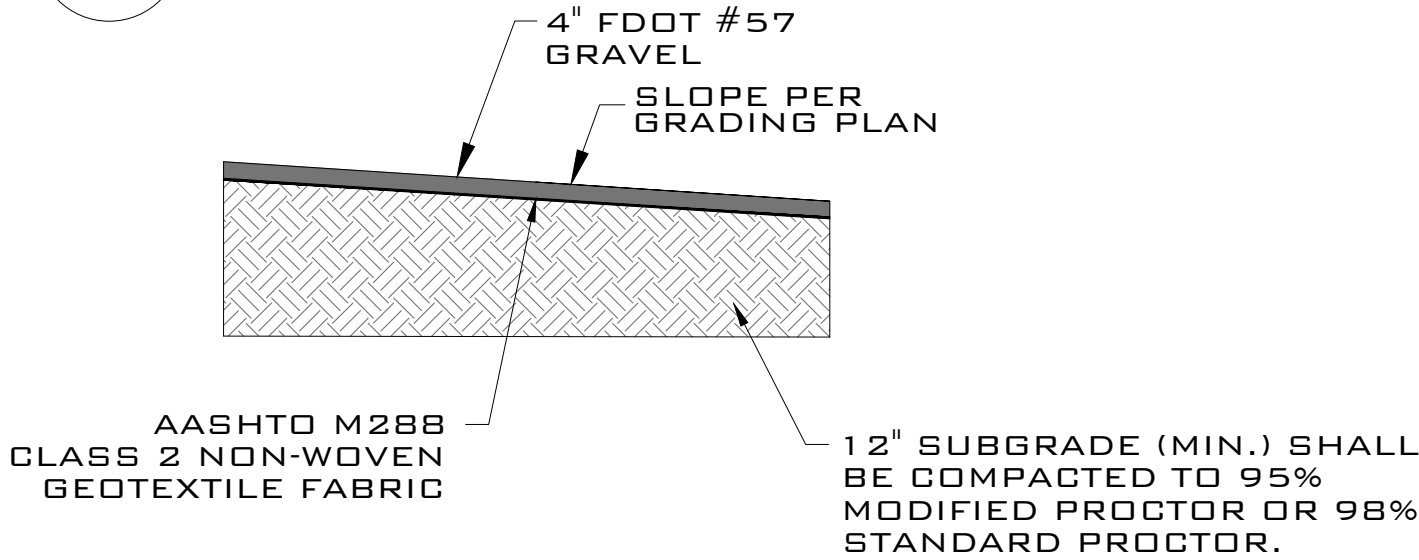
EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE 'FLORIDA DEVELOPMENT MANUAL' AND THE 'FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL'.
2. THE CONTRACTOR SHALL ADHERE TO THE LOCAL GOVERNING BODY, F.D.E.P. AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP'S FROM THE 'FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL'.
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES. STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED. NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

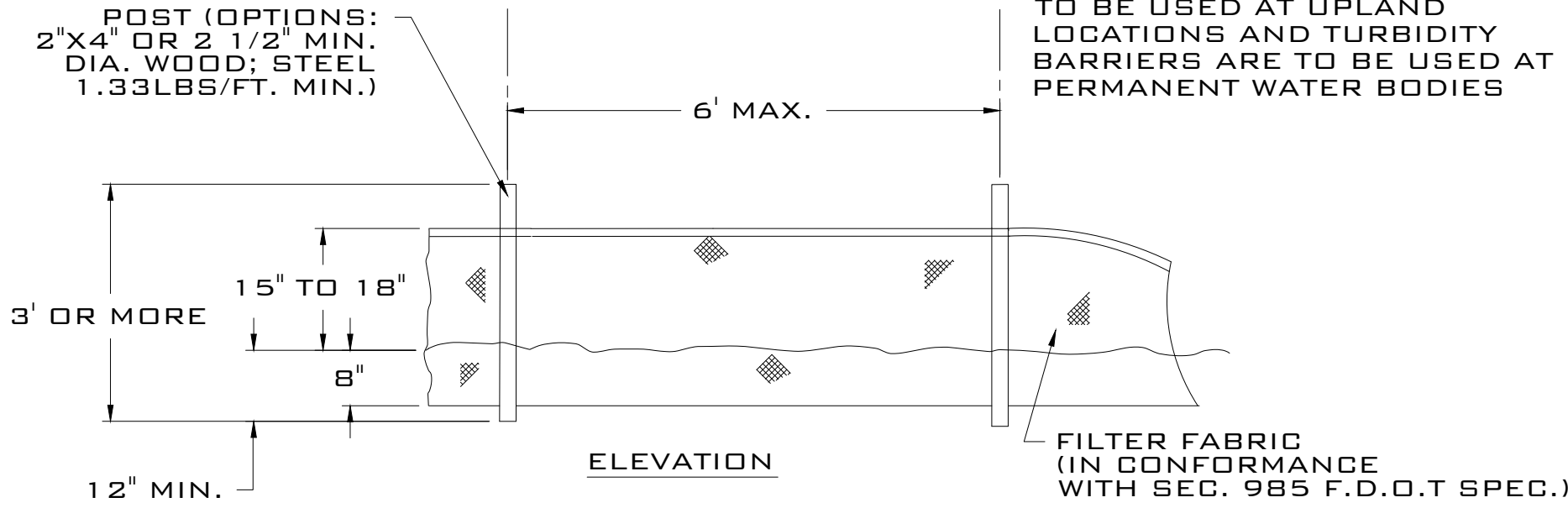
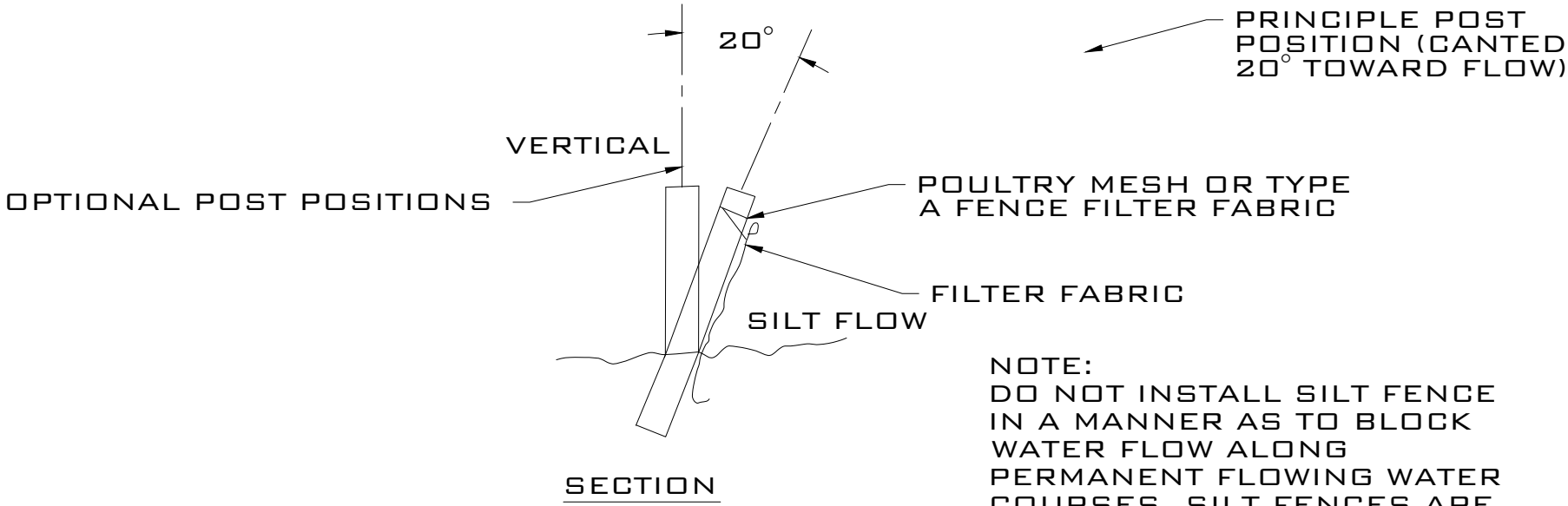


SEAWARD

1 SCORED CONCRETE DETAIL
G1 1" = 5'



2 TYPICAL GRAVEL DRIVE DETAIL
G1 N.T.S.



3 TYPE III SILT FENCE
G1 N.T.S.

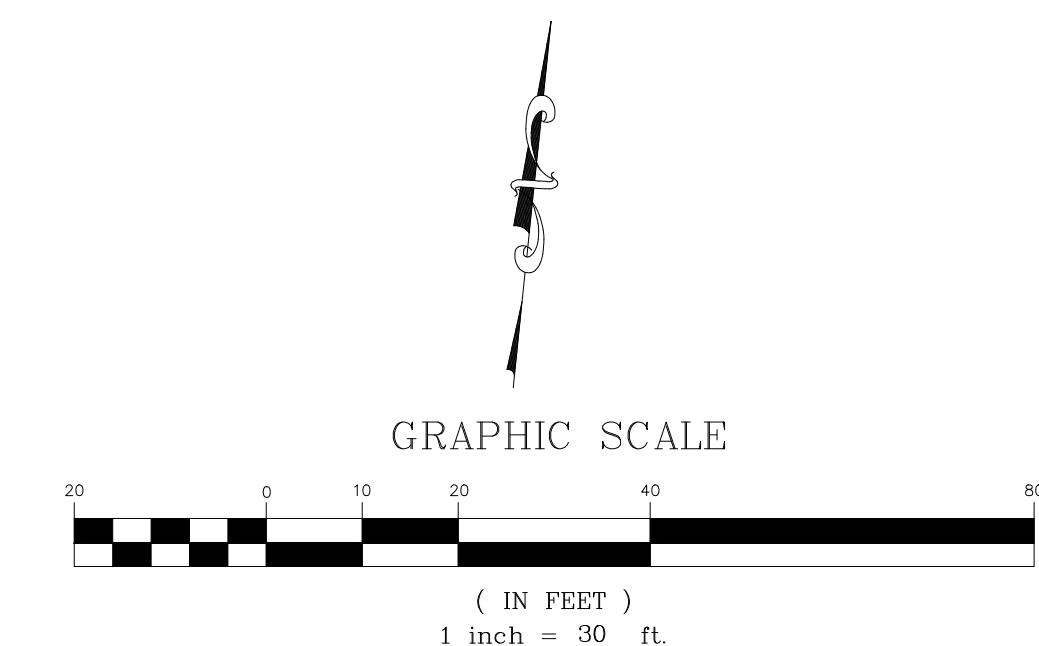
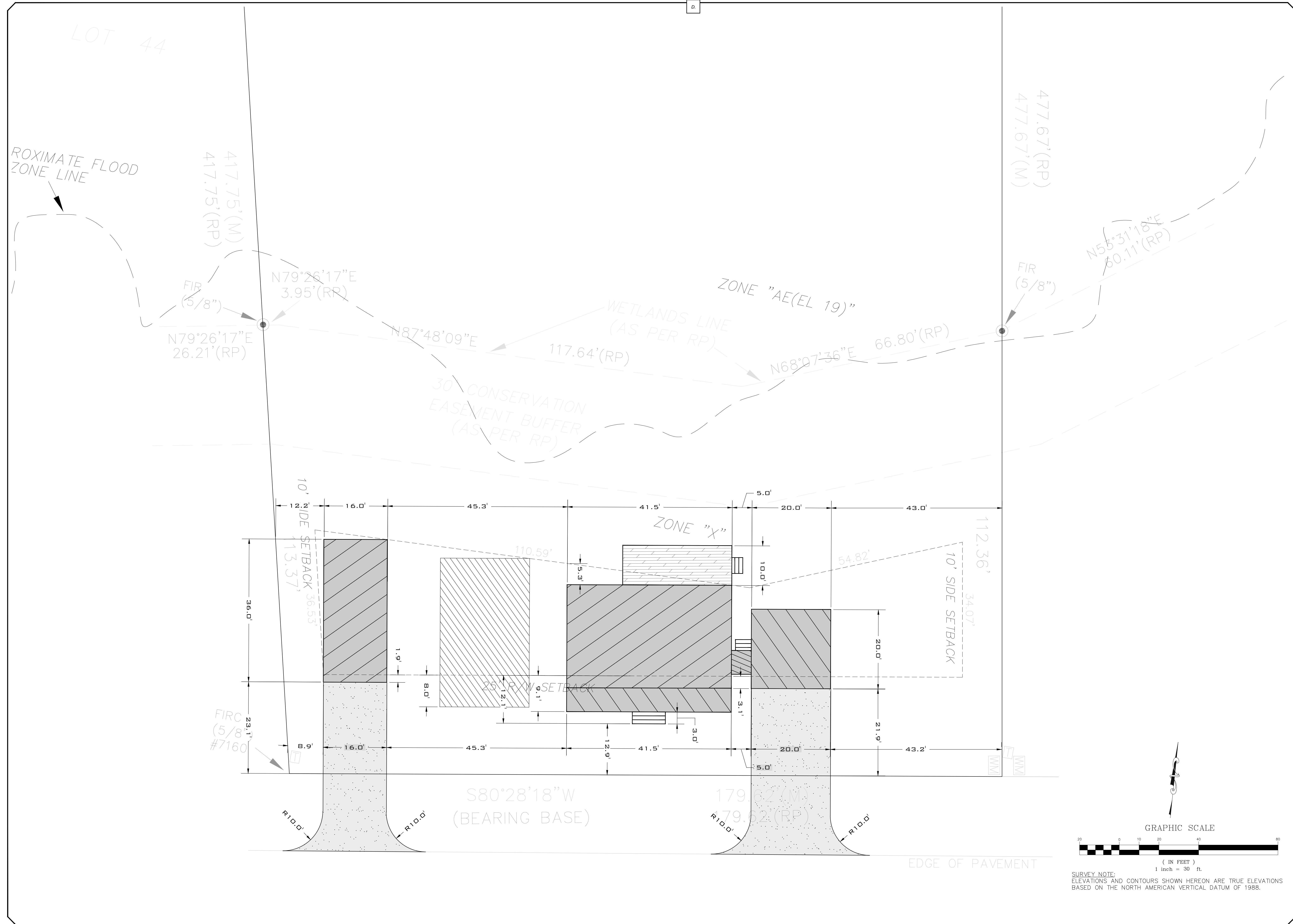
GENERAL NOTES

689 LONGWOOD COURT
EASTPOINT, FLORIDA 32328
PARCEL ID: 29-089-06W-1002-0000-0430

REVISIONS:

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
L. WATSON	H. CUSHMAN	T. MARSH			
FOR: MICHAEL ROGERS					

DATE: 03/02/21
SHEET NO.



SURVEY NOTE:
ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SITE GEOMETRY PLAN
689 LONGWOOD COURT
EASTPOINT, FLORIDA 32328
PARCEL ID: 29-088-06W-1002-0000-0430

PROJECT NUMBER: 21-236-01		REVISIONS:	
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE
L. WATSON	H. CUSHMAN	T. MARSH	
FOR: MICHAEL ROGERS			
DATE: 03/02/21			
SHEET NO.			
C2			

After Recording Return to:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320

This Instrument Prepared by:
Kim Johnson
Dodd Title Company, Inc.
34 4th Street
Apalachicola, FL 32320
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 202119000641 Date: 02/05/2021 Time: 1:30PM
Page 1 of 3 B: 1289 P: 102, Michele Maxwell,
Clerk of Court Franklin County, By: SM
Deputy Clerk Doc Stamp-Deed: 115.50

Property Appraisers Parcel I.D. (Folio) Number(s):
29-08S-06W-1002-0000-0430
File No.: 23652

WARRANTY DEED

This Warranty Deed, Made the 3 day of Feb, 2021, by DALE BUTLER and SUSAN BUTLER, as husband and wife, whose post office address is: 366 COACHWOOD, EL CAJON, CA 92019, hereinafter called the "Grantor", to TIFFANY BOONE, a single person, whose post office address is: 689 LONGWOOD COURT, EASTPOINT, FL 32328, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Franklin County, Florida**, to wit:

Lot 43 of WHISPERING PINES SUBDIVISION PHASES 3 AND 4, according to the Plat thereof as recorded in Plat Book 7, Page(s) 32, of the Public Records of Franklin County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Joseph A. Panetta DALE BUTLER
 Printed Name: Joseph A. Panetta DALE BUTLER

Witness Signature: Madison C. Butler SUSAN BUTLER
 Printed Name: Madison C. Butler SUSAN BUTLER

State of Florida
 County of _____

The foregoing instrument was acknowledged before me by means of " physical presence or " online notarization, this _____ day of _____, _____ by DALE BUTLER and SUSAN BUTLER. He/She/They is/are " Personally Known OR " Produced _____ as Identification.

See attached notary form
 Notary Public Signature _____ (SEAL)
 Printed Name: _____

My Commission Expires: _____
 " Online Notary (Check Box if acknowledgment done by Online Notarization)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

On *2/3/2021*, before me, BLAZE G CASTREJON, Notary Public, personally appeared *Dale Richard Butler & Susan Stephanie Butler*

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(seal)
Public

BLAZE G CASTREJON, Notary

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

Warranty Deed
Containing *1* pages, and dated *2/3/2021*

Franklin County
34 Forbes Street, Suite 1
Apalachicola, FL 32320

RE: PROJECT NAME: ROGERS - 689 LONGWOOD COURT (VARIANCE)
PROJECT NUMBER: 21-1236-01

This form is to advise you that I hereby authorize S. James Watson with Southeastern Consulting Engineers, Inc. to act as my authorized representative in all future dealings with Franklin County regarding the above-referenced project.

Tiffany Boone
Signature

Tiffany Boone
689 Longwood Court
East Point, FL 32328

Date: 2/26/21

Sworn and subscribed before me this 26th day of February, 2021
By Tiffany Boone (Name of Affiant), s/he is personally known to me or has produced
as identification.

State of Florida

Signature of Notary: Amber Lee McKnight

My Commission Expires: May 16, 2023

Notary's Printed Name: Amber Lee McKnight

