



Board of Adjustments - Regular Meeting

Wednesday, July 28, 2021 at 10:00 am

**34 Forbes Street, COURTHOUSE ANNEX, COMMISSION
MEETING ROOM**

Meeting Information

Effective May 4, 2021, the general public will be allowed in the commission meeting room for meetings. The Board of Adjustments encourages the public to continue the use of Zoom. Those wanting to view or participate virtually during the meeting 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 issues with Zoom, call (850) 653-9783 option 3 or 2 for assistance.

To join Zoom via computer, use the link <https://zoom.us/j/96127868075> on the meeting date and time. 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 number (961 2786 8075 #). All attendees are muted by default. You may address the Board on an agenda action items for up to three minutes (which may change based on the number of speakers waiting to comment) during the meeting after a motion has been seconded and you are recognized by the Chairman.

*Once recognized by the Chairman, if you are on Zoom with a computer or smart device select the 'raise hand' icon. If you have dialed in to the meeting by phone press *9 to raise your hand, then *6 to unmute.*

1. Call To Order

Meeting Minutes

June Meeting Minutes

2. June 9, 2021 Meeting Minutes for Approval

Variance Request

3. 355 Bruce Street, George Island, FL 32328

Consideration of a request for a variance to construct a house (footprint 1458 Sq feet) 18' into the Critical Habitat Zone setback and 3' into the front setback. Applicant is also requesting a variance to construct a swimming pool 38 feet into the Critical Habitat Zone setback requirement. Property is described as 355 Bruce Street, Block 57, Lot 1, Unit 5, St. George Island, Franklin County, Florida. Request submitted by Billy G. Blackburn, Applicant

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.

Contact: Cortni Bankston (cortnib@franklincountyflorida.com 18506539783180) | Agenda published on 07/19/2021 at 10:33 AM

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

JUNE 09, 2021

10:00 AM

MINUTES

MEMBERS PRESENT: Mitch Griner, Chairperson; David Duncan; Larry Hale; Michael Shuler, County Attorney; Cortni Bankston, Zoning Administrator

Variance Requests

- A. Consideration of a request for a variance to construct a single-family dwelling and stairs/covered porch 4.4 feet into the 25-foot front setback, an open deck 10 feet into the rear 50-foot wetlands 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.
Motion to approve by David Duncan, Seconded by Larry Hale. All in favor, none opposed. Motion Carries.
- B. Consideration of a request for a variance to construct a HVAC Platform deck and stairs 48 inches into the 10 foot side setback. Property described as 114 Connecticut Street, Unit 1 Block J Lot 13, Lanark Village, Franklin County, Florida (House permit # 30078). Request submitted by Dale Crowson, agent for Martha K. Swaggerty, applicant.
Motion to approve by Larry Hale, Seconded by David Duncan. All in favor, none opposed. Motion Carries.

Meeting Adjourned at 10:07AM

Chairperson / Date



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: BILLY G. BLACKBURN

MAILING ADDRESS: 340 BRUCE STREET City/State/Zip: ST. GEORGE ISLAND, FL 32328

PHONE #: 850-653-5737 CELL #: 850-653-5737 EMAIL: SGIPIZZAMAN@YAHOO.COM

AGENT'S NAME: GARY ULRICH

MAILING ADDRESS: PO BOX 536 City/State/Zip: APALACHICOLA, FL 32329

PHONE #: _____ CELL #: 850-566-2078 EMAIL: _____

PROPERTY DESCRIPTION: 911 Address: 355 BRUCE STREET, ST. GEORGE ISLAND, FL 32328

Lot/s: 1 Block: 57 Subdivision: ST GEORGE ISLAND GULF BEACHES Unit: 5

Parcel Identification #: 29-09S-06W-7315-0057-0010

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: CONSIDERATION OF A REQUEST TO CONSTRUCT A HOUSE (FOOTPRINT= 1458 SQ FT) 18 FEET INTO THE WESTERN SIDE CRITICAL HABITAT ZONE SETBACK AND 3 FEET INTO THE FRONT (SOUTHSIDE SETBACK) AND A VARIANCE TO PLACE A SWIMMING POOL 38 FEET INTO THE WESTERN SIDE CRITICAL HABITAT ZONE SETBACK ON PROPERTY DESCRIBED AS LOT 1, BLOCK 57, UNIT 5 ST GEORGE ISLAND GULF BEACHES.

ADVISORY BOARD OF ADJUSTMENT DATE: WEDNESDAY, NOVEMBER 1, 2017 @ 10:00 AM (TENATIVE)

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

BOARD OF COUNTY COMMISSION MEETING DATE: TUESDAY, NOVEMBER 21, 2017 (TENATIVE)

APPROVED: _____ **DENIED:** _____ **TABLED:** _____

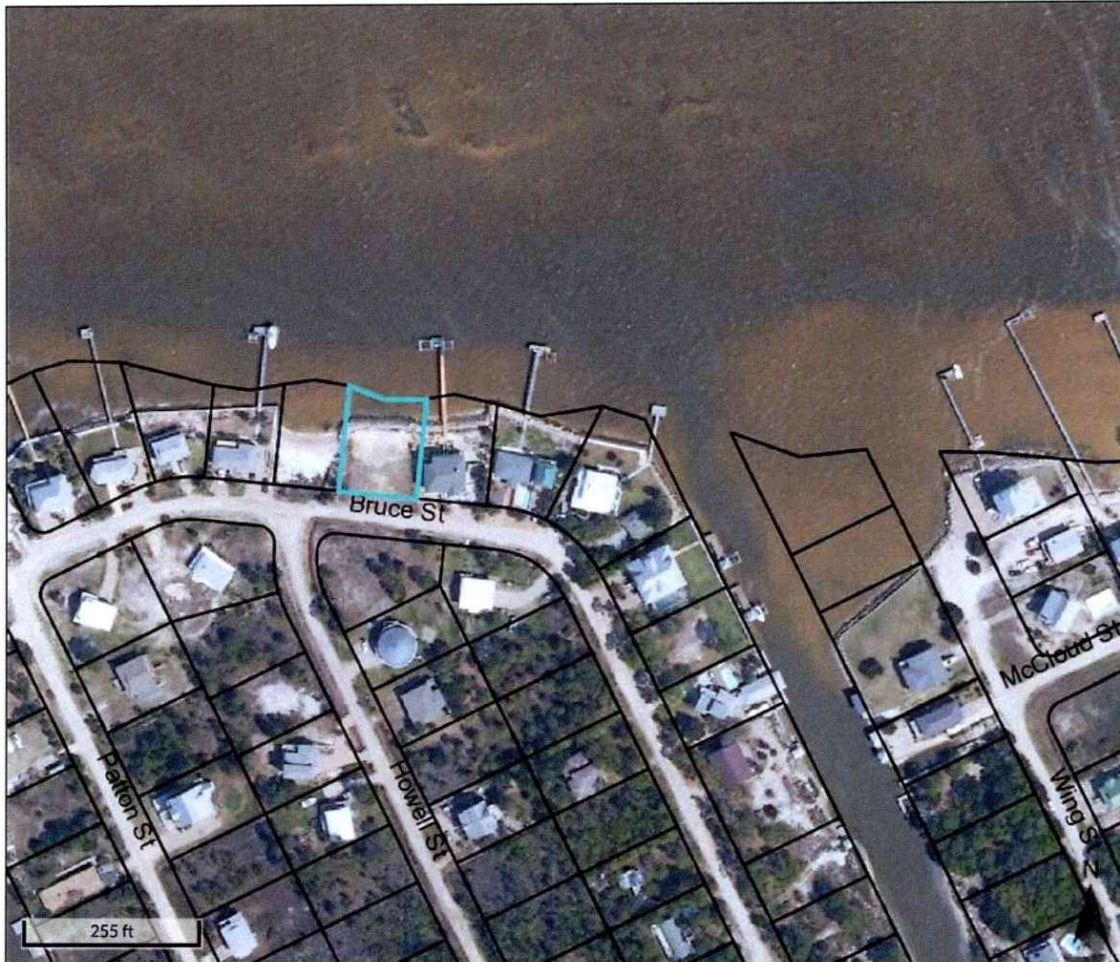
CONDITIONS: _____

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:

PAID: 10/11/2017 CK #3281
RECEIPT # 18940

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.



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	29-09S-06W-7315-0057-0010	Alternate ID	06W09S29731500570010	Owner Address	BLACKBURN BILLY G & JUDY P
Sec/Twp/Rng	29-9S-6W	Class	VACANT		340 BRUCE STREET
Property Address	355 BRUCE ST	Acreage	n/a		ST GEORGE ISLAND, FL 32328
District	1				
Brief Tax Description	UNIT 5 BL 57 LOT 1				

(Note: Not to be used on legal documents)

Date created: 10/18/2017
 Last Data Uploaded: 10/17/2017 9:59:04 PM

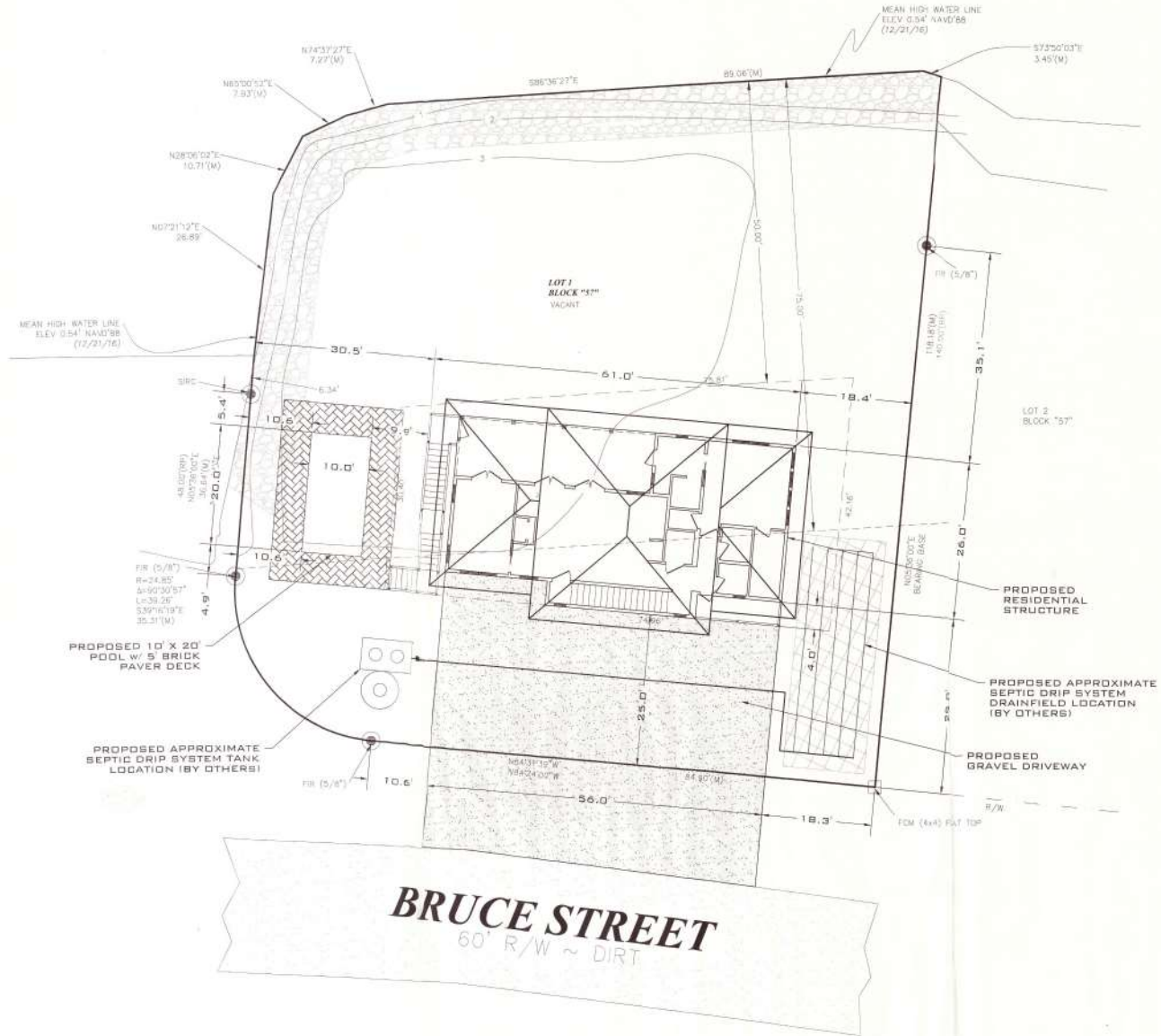
 **Developed by**
 The Schneider Corporation

ST. GEORGE SOUND

LEGEND

FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
NDT	NOT TO SCALE
△	POINT NOT SET OR FOUND
SIRC	SET (3/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
RP	RECORD PLAT
FO	FOUND
FO	FOUND
CM	CONCRETE MONUMENT

HOWELL STREET
90' R/W ~ NOT CONSTRUCTED



AREA TABLE

PROPOSED RES. STRUCTURE	1556.0	SF
PROPOSED GRAVEL DRIVEWAY	1654.6	SF
PROPOSED POOL & POOL DECK	600.00	SF
TOTAL IMPERVIOUS AREA	2156.00	SF
TOTAL PARCEL AREA	11948.77	SF
IMPERVIOUS AREA PERCENT	18.04	%

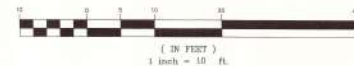
NOTES:

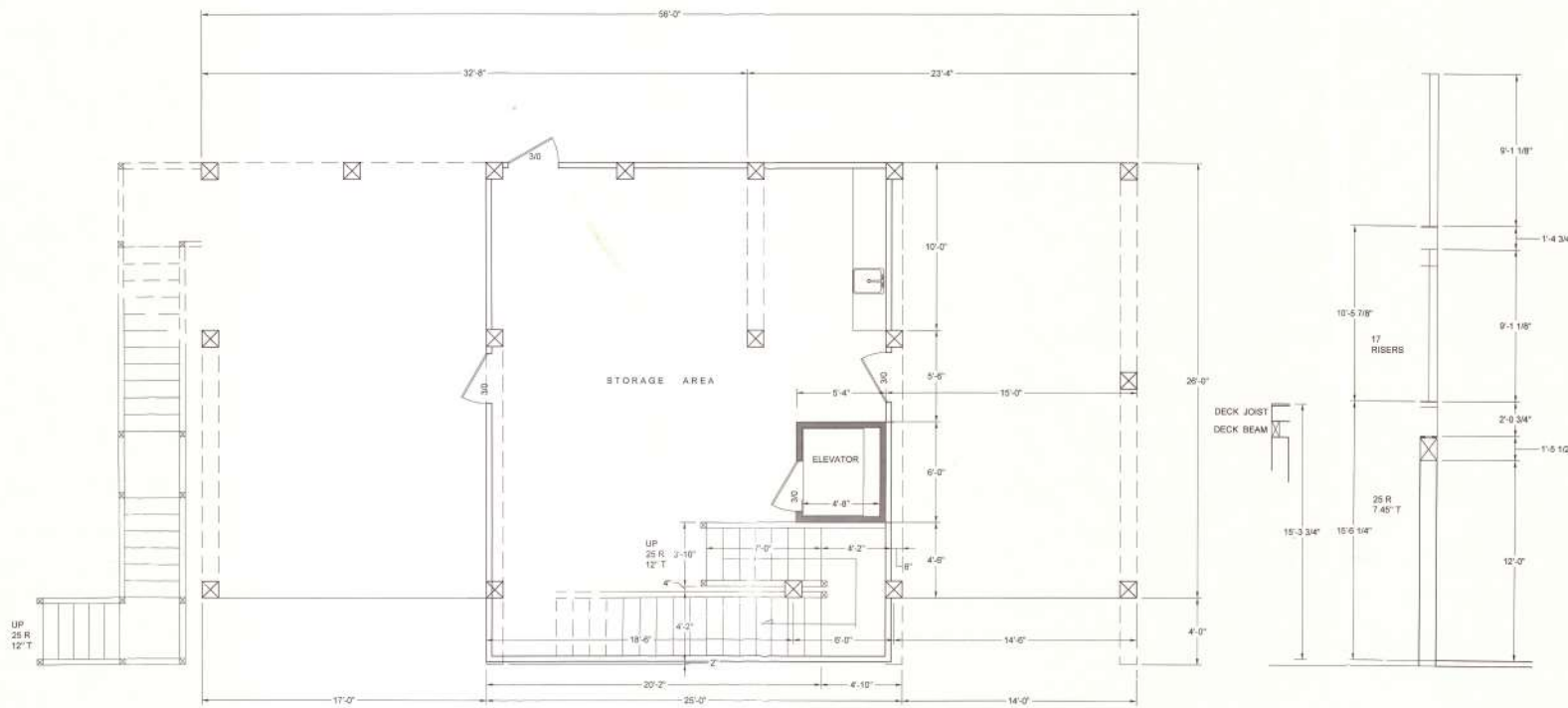
1. REFER TO ARCHITECTURAL PLANS FOR ALL FINAL HOUSE DIMENSIONS PRIOR TO ANY SITE WORK.
2. THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION PRIOR TO CONSTRUCTION.
3. THIS SITE PLAN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF THE DESIGN. NO WETLAND DELINEATION OR TITLE COMMITMENT WAS PROVIDED TO SCE FOR THE PURPOSES OF THIS DESIGN.
4. THE OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF THE POOL TO COMPLY WITH LOCAL SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEPTIC DRIP SYSTEM SHOWN ON THIS SITE PLAN SHALL BE CONSIDERED CONCEPTUAL. THE EXACT SEPTIC SYSTEM SIZE & LOCATION SHALL BE VERIFIED PRIOR TO ANY WORK.

SITE PLAN

SCALE: 1" = 10'

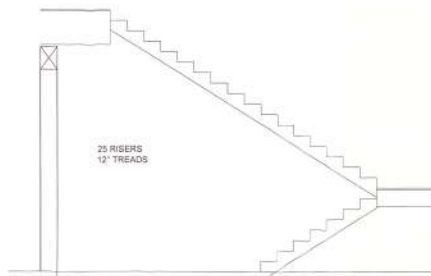
GRAPHIC SCALE





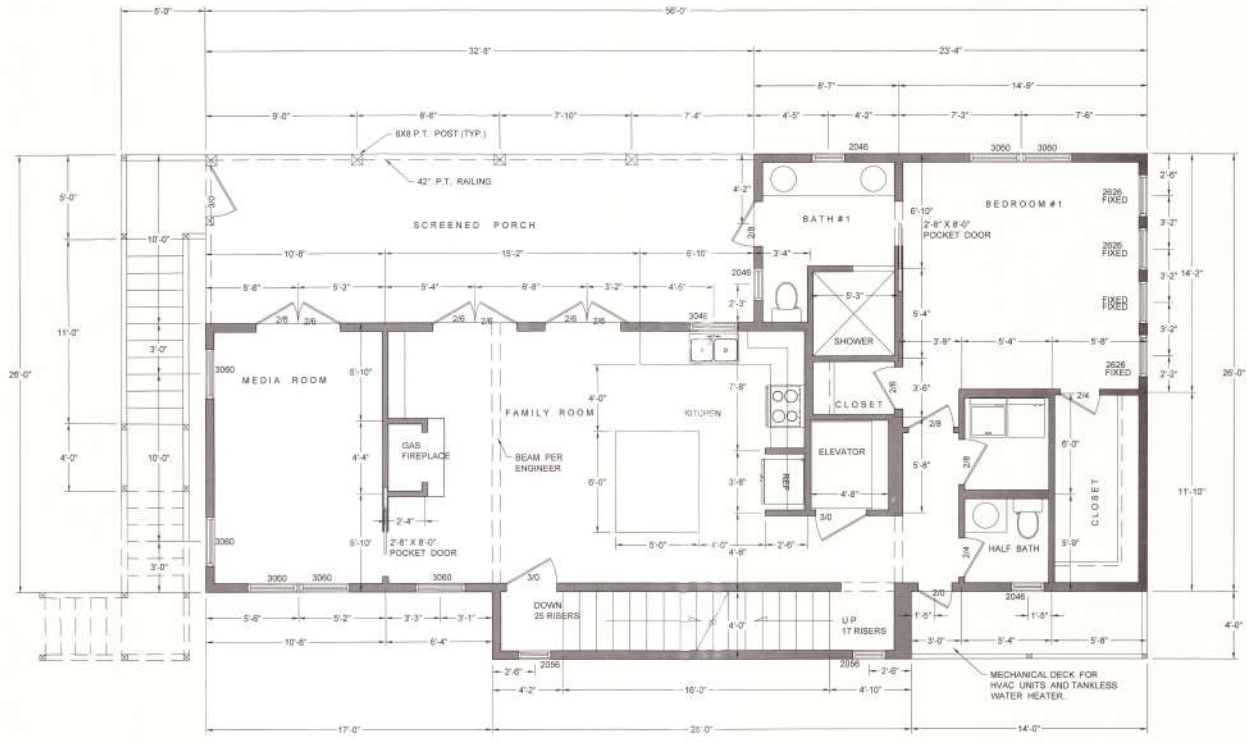
GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"



REVISIONS:	DATE:	BY:	ITEM:

PROJECT NUMBER: 17-03-03
DESIGNED BY: S. KELLEY
DRAWN BY: S. KELLEY
CHECKED BY: S. KELLEY
DATE: 8-8-17
SHEET NO. A1



FIRST FLOOR PLAN

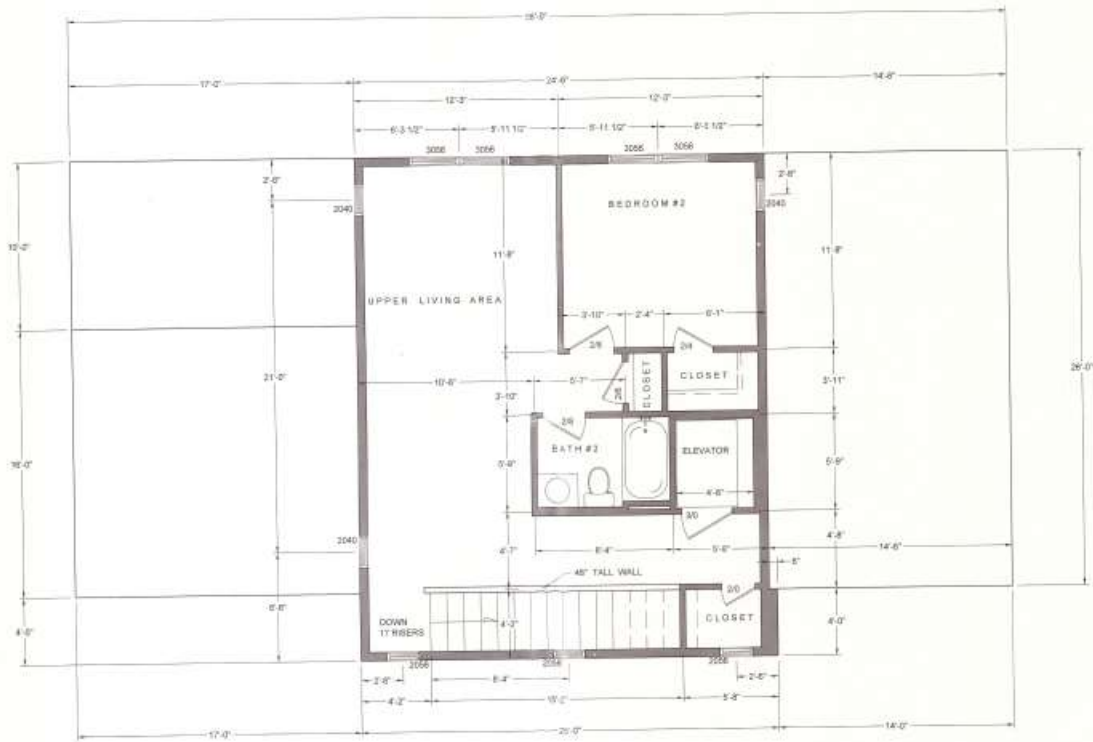
SCALE: 1/4"=1'-0"

ALL INTERIOR AND EXTERIOR DOORS SHALL BE 8 FT. TALL.

ALL WINDOW HEADER HEIGHTS SHALL MATCH DOOR HEADER HEIGHTS.

FIRST FLOOR LIVING AREA 1227 SQ. FT.
 SECOND FLOOR LIVING AREA 735 SQ. FT.
 TOTAL LIVING AREA 1962 SQ. FT.
 SCREENED PORCH AREA 327 SQ. FT.

REVISIONS:	DATE	BY	ITEM
PROJECT NUMBER: 17-03-03			
DESIGNED BY: S. KELLEY			
DRAWN BY: S. KELLEY			
CHECKED BY: J. HUSBAND			
DATE: 5-8-17			
SHEET FOR: GARY ULRICH			



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SRK DRAFTING
PANAMA CITY FL.
www.srk.com

SECOND FLOOR PLAN

REVISIONS:	DATE	BY	ITEM
DESIGNED BY:		CHECKED BY:	
DRAWN BY:			
S. KELLEY	S. KELLEY	J. HUBBARD	

PROJECT NUMBER: 17-03-03
DATE:
SHEET:
A



LEFT ELEVATION

SCALE: 1/2" = 1'-0"

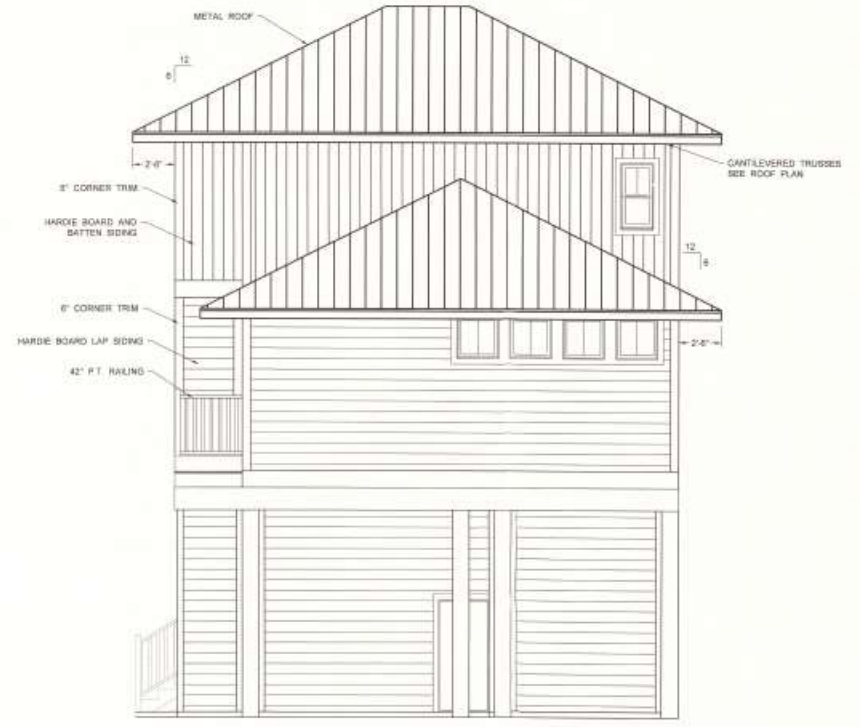


FRONT ELEVATION

SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/2" = 1'-0"