

The Board of Adjustment met in regular session in the Franklin County Courthouse Annex on Wednesday, January 5, 2005, at 9:00 a.m.

PRESENT:	Bonnie Segree	Member
	Richard Harper	Member
	Susan Howze	Member

ABSENT:	Vance Millender	Chairman
	Billy Granger	Vice Chairman
	Ollie Gunn	Member

The meeting was called to order by Member Segree, who thereafter presided.

On motion by Member Howze, seconded by Member Harper, and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held December 1, 2004, as mailed.

Regarding consideration of a request for a special exception to cluster 14 lots on 53+ acres in Section 26, Township 8 South, Range 8 West, north of Apalachicola on Bay City Road, Franklin County, Florida, as requested by Garlick Environmental Associates, Inc., agent for Betty Walker. Mark Curenton, Assistant County Planner presented a site plan which indicates that a portion of this property, approximately 15 acres is zoned R-1 Single Family Residential and the applicant wants to plat 14 lots on this 15 acres zoned residential, with the remaining property zoned Preservation. Dan Garlick, the agent for this project stated that applicant agrees to build a community dock for this project. On motion by Member Harper, seconded by Member Howze, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve this special exception.

Concerning consideration of a request for a special exception to cluster 35 lots on a 43.5 acre parcel located in Section 28, Township 8 South, Range 6 West, 787 CC Land Road, Eastpoint, Franklin County, Florida, as requested by Garlick Environmental Associates, Inc., agent for Cornerstone Solution Group, LLC. Mr. Curenton said that the property will need to be rezoned before the special exception can be addressed and asked

that this matter be tabled. On motion by Member Howze, seconded by Member Harper and by unanimous vote of the Board present, it was agreed to table this request.

Concerning consideration of a request for a variance to construct a commercial building 15 feet into the setback line off of 1st Street West on property described as Lots 24-30, Block 6 West, St. George Island, Franklin County, Florida, as requested by L&W Engineering, agent for Dean Development. Jim Waddell appeared before the Board with a site plan indicating seven buildings located on seven lots. The lot facing 1st street west is 25 feet wide and to place a building on the site would require a setback variance. There was much discussion concerning traffic concerns and off street parking and after this length discussion, Member Harper made a motion to deny, seconded by Member Howze, however, prior to the vote, the applicant withdrew the variance request. No action was taken.

Regarding consideration of a request for a variance to construct an addition to a residential structure three feet into the side setback line on property described as Lot 35, Block P, 163 Illinois Street, Lanark Beach, Franklin County, Florida, as requested by Ralph and Susan Dimmick, owners. The request is to locate steps within the side setback to access a side entrance. There were no objections to this request. On motion by Member Howze, seconded by Member Harper, and by unanimous vote of the Board present, it was agreed to recommend approval to the Board of County Commissioners.

Concerning consideration of a request for a variance to construct a swimming pool six feet into the side setback line on property described as Lot 4, Block D, Unit 2, 924 East Gorrie Drive, St. George Island, Franklin County, Florida, as requested by Linda Butler, Collins Vacation Rentals, agent for Whitney Knoll, owner. Mr. Curenton explained that the existing house is currently seaward of the Coastal Construction Control Line and DEP would not permit the pool to be constructed behind the house. There were no objections to this request. On motion by Member Harper, seconded by Member Howze, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve this variance request.

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The Board reviewed a site plan for a house previously approved by the Board on April 7, 2004, for a variance to build a single family residence 20 feet into the Critical Habitat Zone. This approval was contingent upon the applicant, Cliff Wren, submitting a site plan showing that the house footprint is less than 1,000 square feet. Mr. Wren submitted a site plan indicating that the house would be 974 square feet on the bottom floor. On motion by Member Howze, seconded by Member Harper and by unanimous vote of the Board present, it was agreed to accept this site plan.

There being no further business to come before the Board, it was agreed to adjourn at 9:40 a.m.

Bonnie Segree, Acting Chairman

Attest:

Mark Curenton, Assistant Planner