

The Board of Adjustment met in regular session in the Franklin County Courthouse Annex on Wednesday, February 5, 2004, at 9:00 a.m.

PRESENT:	Vance Millender	Chairman
	Richard Harper	Member
	Bryant Hand, Sr.	Member
ABSENT:	Bonnie Segree	Member
	Billy Granger	Member
	Susan Howze	Member

The meeting was called to order by Chairman Millender, who thereafter presided. On motion by Member Harper, seconded by Member Hand, and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held January 5, 2004, as mailed.

Regarding consideration of a request to construct a seawall within the Critical Habitat Zone on property described as Lot 8, Block C, Unit 1, St. James Island Park, Franklin County, Florida as requested by W.A. Byrd, there was much discussion concerning armoring the seawall once constructed. Mr. Curenton told the Board that the Critical Shoreline Ordinance requires that walls built on natural water bodies such as St. George Sound, have armoring such as rocks or boulders placed behind the wall to help shoreline stabilization. Mr. Byrd said that he has grass planted beyond where the wall will be built and these rocks would kill the grass. On motion by Member Hand, seconded by Member Millender and by the following vote of the Board present it was agreed to recommend to the Board of County Commissioners that they approve this variance request without requiring the armoring.

YEA: Member Millender	NAY: Member Harper
Member Hand	

Concerning consideration of a request for a variance to construct a seawall with rip rap within the Critical Habitat Zone on property described as Lot 5, Tract 48, East End, St. George Island, Franklin County, Florida, as requested by Brent Hall, agent for Claude Sims, owner, Mr. Hall was present and gave the Board photos showing the

amount of erosion taking place on the property. The adjacent property owners, Paul and Gayle Riegelmayr, appeared before the Board and requested that the applicant apply for a breakwater rather than a revetment. Mr. Riegelmayr felt this would offer more protection and decrease the possibility that this revetment could adversely affect adjacent properties. On motion by Member Harper, seconded by Member Millender, and by unanimous vote of the Board present, it was agreed to table this request and allow the applicant to apply for a breakwater with DEP. If necessary, this request could be addressed at a later date.

Regarding consideration of a request for a variance to construct a swimming pool 25 feet into the front setback line on property described as Lot 1, Block O, Unit Two, St. George Island, Franklin County, Florida, as requested by David and Lynn Johnson, owners, Ms. Johnson was present and told the Board they would like to place a pool in front of their house but feel it needs to be moved away from the house for safety reasons. The Board had no definitive plan showing the pool location. On motion by Member Harper, seconded by Member Millender, and by unanimous vote of the Board present, it was agreed to table this request and allow Ms. Johnson to bring an accurate site plan indicating the exact location of the swimming pool.

Concerning consideration of a variance to construct a single family dwelling six feet into the front setback line and a swimming pool five feet into the side setback line on property described as Lot 8, Block E, Unit 3, St. George Island, Franklin County, Florida, as requested by John Homan, agent for Coastline Investors, LLC. Mr. Homan told the Board they plan to demolish an existing house and replace it with a new structure. He met with DEP and they would not allow the house to go any further seaward, therefore, he would actually need 8 feet into the front setback to accommodate the structure and a bay window. It was noted that the request was advertised for six feet, and the Board could not grant any more than advertised. Mr. Curenton said that he doesn't feel the swimming pool can be considered a hardship as defined in the Zoning Code. Mr. Homan told the Board that in addition to the side setback, there is an 8 ft. access easement that

runs between each of these gulf front lots, therefore, there would actually be more room between houses. After more discussion, the following motion was made: On motion by Member Hand, seconded by Member Millender, and by the following vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they approve the request for six feet into the front setback line for the house and five feet into the side setback line for the swimming pool.

YEA: Member Millender  
Member Hand

NAY: Member Harper

Regarding consideration of a request for a variance to place an ice house vending machine 13 feet into the setback line off of 2<sup>nd</sup> Street East, and 15 feet into the setback line off of East Gulf Beach Drive on property described as Lot 15, Block 9, Unit One East, St. George Island, Franklin County, Florida, as requested by Phillip Bridges, Leasee, Mr. Curenton said that the setback line off of 2<sup>nd</sup> Street is 25 feet, the width of this lot and would require a variance to use the lot, however, a variance is not necessary off of East Gulf Beach Drive, as this lot is at least 100 feet long and the structure is only 24 feet long. Mr. Bridges said that he would like to locate the structure as close to East Gulf Beach Drive as possible, so that it is visible. It was noted that the right-of-way off East Gulf Beach Drive is 150 feet so there is no traffic hazards to be considered. On motion by Member Hand, seconded by Member Millender, and by the following vote of the Board present, it was agreed to recommend approval of this variance request to the Board of County Commissioners.

YEA: Member Hand  
Member Millender

NAY: Member Harper

There being no further business to discuss, it was agreed to adjourn at 10:00 a.m.

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Vance Millender, Chairman

Attest:

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Mark Curenton, Assistant Planner