

The Board of Adjustment met in regular session in the Franklin County Courthouse annex on Wednesday, April 6, 2005, at 9:00 a.m.

MEMBER:	Richard Harper	Member
	Bryant Hand, Sr.	Member
	Joe Hambrose	Member
ABSENT:	Vance Millender	Chairman
	Billy Granger	V Chairman
	Bonnie Segree	Member
	Susan Howze	Member

The meeting was called to order by Member Harper, who thereafter presided. On motion by Member Hambrose, seconded by Member Hand, and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held March 2, 2005, as mailed.

Regarding consideration of a request for a variance to construct a single family dwelling 25 feet into the Critical Habitat Zone on property described as Lot 2, Block A, Gulf-Wynn Subdivision, Unit One, Franklin County, Florida, as requested by Barbara Phillips and Martha Swaggers, owners. Mr. Curenton told the Board that this property is located on the south side of Highway 98 east of Lanark Village and there is a man made ditch which runs along the property on the east side and drains into St. George Sound. The house will be about 65 feet from the water's edge but only about 25 feet from this ditch. Mr. Curenton recommended that the Board approve this variance request as the house plans have already been drawn and the house is only about 1,400 square feet in size. He went on to say that the owners were unaware that this ditch is a jurisdictional wetland until they applied for their building permit. On motion by Member Harper, seconded by Member Hambrose 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.

Concerning consideration of a request for a variance to construct an addition 10 feet from the rear wall on property described as Lot 34, Block 9, Unit One, Lanark Village, Franklin County, Florida, as requested by Donald Railey, owner. Mr. Curenton

told the Board that Lanark Village is a Special District (S-4) which allows rear additions to extend only 8 ft. out from the original wall. The applicant, Mr. Riley, is asking to build out ten feet. The Lanark Review committee was notified by mail and said they had no objections. On motion by Member Hambrose, seconded by Member Hand, 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.

Regarding consideration of a request for a Special Exception to cluster 10 lots on ten acres and a variance to construct a roadway easement within the Critical Habitat Zone on property described as a ten acre parcel lying in Section 13, Township 7 South, Range 5 West, off of Mill Road, Carrabelle, as requested by Alvin Morris, owner. Mr. Curenton told the Board that Mr. Morris wishes to cluster ten lots on ten acres and maintain wetlands that are on the property, he went on to explain that the roadway easement already exists but will remain pervious. The Planning and Zoning Commission at their last meeting recommended approval of this request. On motion by Member Hand, seconded by Member Hambrose 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 and variance.

Concerning consideration of a request for a variance to construct a wooden retaining wall with rip rap on property lying in Section 24, Township 7 South, Range 5 West, also described as 279 River Road, Carrabelle, Franklin County, Florida, as requested by DEC Engineering, Inc., agent for James Nygarrd. Mr. Curenton told the members that this property is located in the bend of the river and there is a lot erosion in this area. On motion by Member Hand, seconded by Member Hambrose, 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.

Regarding consideration of a request for a variance to construct front steps 13 feet into the front setback line off of Harry Morrison's Island Road, Lot 30, Alligator Harbor, Unit 3, Alligator Point, as requested by Doug Wiggins, agent for Robert Bowman, owner.

Mr. Curenton told the Board that he has no problem with the setback for steps but would like to see an accurate site plan indicating the step configuration. After some discussion, the following motion was made: On motion by Member Harper, seconded by Member Hand, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioner that they approve this variance request contingent upon Mr. Curenton's review of the site plan, but no more than 13 feet into the front setback as advertised.

Concerning consideration of a request for a variance to construct a vertical seawall with rip rap on property described as Lot 1, Block 54, Unit 5, St. George Island, Franklin County, Florida, as requested by Charles Gunter, agent for Chad Gunter, owner. Mr. Curenton presented a proposed site plan which indicates the severe erosion on this property. He also told this Board that the county has approved Mr. Gunter extending the revetment on to the county right-of-way. On motion by Member Hambrose, seconded by Member Hand 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.

Regarding consideration of a request for a variance to place a mobile home one foot into the side setback line on property described as 1052 Cypress Street, Lot 81, Highland Park, Apalachicola, Franklin County, Florida as requested by Greg James, agent for Sue James, owner. Mr. Curenton presented a site plan which indicated a lot 75 feet wide with a 56 ft wide mobile home. There were no objections from the neighbors. On motion by Member Hambrose, seconded by Member Hand, 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.

Concerning consideration of a request for a variance to construct a single family dwelling five feet into the Critical Habitat Zone and 15 feet into the front setback line, also a variance to construct a rock revetment within the Critical Habitat Zone on property described as bayside Lot 23, Alligator Point Subdivision, Alligator Point, Franklin County, Florida, as requested by Garlick Environmental Associates, Inc., agent for

Raymond Hurst, owner. Mr. Curenton told the Board that this application was presented several months ago asking for a variance to building in the Critical Habitat Zone. This Board recommended denial and the Board of County Commissioners tabled the matter so that they might visit the site. The applicant has revised the site plan indicating that the foot print has been reduced to 800 square feet, there is also a current onsite sewage disposal permit for this site. The application was reviewed in detail and the Board heard from several citizens who asked that the application be denied. After much discussion, the Board agreed to table the request and give the new board members time to visit the site. On motion by Member Hambrose, seconded by Member Hand, and by unanimous vote of the Board present, it was agreed to table this matter and have the board members visit the site on Sunday, April 10<sup>th</sup> at 2:00 p.m. The Advisory Board of Adjustment would then hold a special meeting on Monday, April 11<sup>th</sup> at 9:00 a.m., to address this matter.

Regarding 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. Curenton told the Board that this request was heard previously by this Board and the applicant agreed to try using a breakwater as opposed to building the revetment to try to help with the erosion problem. Mr. Hall, the agent for the applicant, appeared before the Board and said that they have met with the adjacent property owner, Paul Reiglemeyer, and have agreed to construct a breakwater as well as use the revetment. After some discussion, the following motion was made: On motion by Member Harper, seconded by Member Hand 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.

There being no further business to discuss, it was agreed to adjourn at 10:20 a.m.

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Vance Millender, Chairman

Attest:

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Mark Curenton, Assistant Planner