

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

PRESENT:	Billy Granger	Vice Chairman
	Joe Hambrose	Member
	Bryant Hand	Member
	Richard Harper	Member

ABSENT:	Vance Millender	Chairman
	Bonnie Segree	Member
	Susan Howze	Member

The meeting was called to order by Vice Chairman Billy Granger, who thereafter presided.

On motion by Member Harper, seconded by Member Hambrose, and by unanimous vote of the Members present, it was agreed to approve the minutes of the meeting held September 7, 2005, as mailed.

The Board considered a request for a variance to relocate an existing house landward of the Coastal Construction Control Line 22 feet into the front setback line off of Gulf Shore Drive on property described as Lot 17, Block 12, Unit 5, Dog Island, Franklin County, Florida, as requested by Coby G. Brooks, owner.

Ms. Ward informed the Board Members that Mr. Brooks had telephoned earlier in the morning to say that he was having problems with his plane's engine and would not be able to be at the meeting. He requested the Board consider his request for a variance in his absence.

She explained that his DEP Permit is contingent upon the variance. Alan Pierce, Director of Administrative Services, told the Members that this is consistent with other variances allowed on Dog Island because of its unique situation. He explained that although there is a one hundred feet right-of-way, it is highly unlikely that the road will ever be paved.

After consideration, and on motion by Member Hambrose, seconded by Member Hand, and by unanimous vote of the Members present, it was agreed to recommend that The Board of County Commissioners approve this variance as requested.

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Next, the Board considered a request for a variance to construct a swimming pool seven feet into the Critical Habitat Zone on property described as Lot 1, Block 54, Unit 5, St. George Island, Franklin County, Florida. The request was submitted by Coastal Maintenance & Remodeling, agent for Chad Gunter, owner. In his absence, the presentation was made by Mr. Gunter's Father.

Ms. Ward explained that she had told Mr. Gunter that it would be difficult to demonstrate a hardship to construct a pool in the Critical Habitat Zone.

After consideration, and on motion by Member Harper, seconded by Member Hambrose, and by unanimous vote of the Members Present, it was agreed to recommend the Commission deny this variance request.

The next item on the agenda was a request for a variance to construct an addition to an existing structure twelve feet into the setback line off of 10th Street East, on property described as Lot 10, Block D, Unit Two, St. George Island, Franklin County, Florida, as requested by William and Nancy Kirksey, owners.

Alan Pierce told the Members that the lot next to this property is designated as an easement and, as such, would probably never be developed. If so, it would be for beach access or park type structures. On the other hand, if it were ever determined to be a buildable lot, Mr. Kirksey would only be required to meet a setback of ten feet from this side lot line.

After discussion, and on Motion by Member Hand, seconded by Member Harper, and by unanimous vote of the members present, it was agreed to recommend that the County Commissioners approve this variance request as submitted.

The Board then heard a request for a special exception to cluster 40 lots on 40.93 acres lying in Section 5, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida. The request was presented by Garlick Environmental Associates, Inc., agent for ALP FLA Development, LP, owner.

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Mr. Garlick told the Members that since he was here last month, some of the issues surrounding this development have been resolved. He explained, the Lanark Village Water and Sewer District has issued a letter clarifying the availability of water. He also noted that the development is being worked around the existing, established trees on the property. He further explained that the smaller lots have been configured on the road area, allowing for more upland usage. He said there would be a smaller foot crossing built across the wetland area instead of a driving bridge. He told the members there would be a curb and gutter drainage system installed throughout the subdivision. Mr. Garlick said this is Phase II of Hidden Harbor Subdivision which has already been approved.

There was much discussion regarding the aerobic systems and drainage. On motion by Member Hand, seconded by Member Hambrose, and by unanimous vote of the Members present, it was agreed to recommend the Commission approve the special exception for this cluster development as presented.

The final item on the agenda was the reconsideration of a request for a variance to construct a development five feet into the setback line off of East Pine Avenue and ten feet into the setback line of Third Street East, on property described as Lots 23-30, Block 4, Unit One East, St. George Island, Franklin County, Florida, as requested by St. George Development, Inc., agent.

There was much discussion regarding this request. Although, the general consensus of the Board was favorable, they felt, with some alterations to the size of the structures, the development could be built without needing a variance.

After discussion, and on motion from Member Harper, seconded by Member Hambrose, and by unanimous vote of the members present, it was agreed to take no action regarding this request.

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Ms. Ward told the members present that Members Bonnie Segree and Susan Howze had both resigned from the Board of Adjustment. She said Alternate Member, Joe Hambrose has been promoted to fill the alternate seat left by Bonnie Segree and Mike Schneider, of St. George Island, has been appointed to fill the alternate's seat left by Member Hambrose. She explained that there needs to be one other alternate member appointed by the Board.

There being no further business, the meeting adjourned at 10:25 p.m.

Billy Granger, Vice Chairman

ATTEST:

Rachel L. Ward, Zoning Director