

The Franklin County Board of Adjustment met in regular session in the Franklin County Courthouse on Wednesday, December 7, 2005.

PRESENT:

Vance Millender	Chairman
Richard Harper	Member
Mike Schneider	Member

ABSENT:

Billy Granger	Vice Chairman
Joe Hambrose	Member
Bryant Hand	Member

The meeting was called to order by Chairman Millender who thereafter presided. Member Richard Harper said he would like to extend the Board's condolences to Member Joe Hambrose, whose wife had recently passed away. The other members also expressed their condolences.

On motion by Member Harper, seconded by Member Schneider, and by unanimous vote of the members present, it was agreed to approve the minutes of the November 2, 2005, meeting as mailed.

The Board then considered a request for a variance to construct a deck within the Critical Habitat Zone on property described as Lot 3, Block S, Unit 5, Peninsular Point, Alligator Point, Franklin County, Florida, as requested by Poole Engineering, agent for Barney Crutchfield, owner.

Ms. Rachel Ward presented the members with a site plan which she had received depicting the addition of the deck. However, Ms. Ward said she had visited the site and she did not feel the site plan accurately portrayed the additions that have been made to the dwelling. She said the deck additions appear to have been recently constructed. She told the members that the project had been started without a permit. The county had stopped him and Mr. Crutchfield had removed the planks at that time.

Ms. Ward said she would recommend that this item be tabled until an accurate site plan is presented.

On motion by Member Harper, seconded by Member Schneider, and by unanimous vote of the members present, it was agreed to recommend this item be tabled until a correct site plan is received.

The next item on the agenda was consideration of a request for a variance to construct a seawall within the Critical Habitat Zone on property described as Lot 9, Hidden Beaches Subdivision, Carrabelle, Franklin County, Florida. The request was submitted by Garlick Environmental Associates, Inc., agent for Donald and Audrey Schmidt, owners.

Ms. Ward informed the members that the county has no objection to the construction of this seawall. She said the seawall is needed to help protect the structure from future erosion.

Chairman Vance Millender said he is familiar with the area and he feels the seawall is needed. Mr. Garlick told the members that the appearance of the seawall will be softened by adding sand and plantings. The sand and plants will act as a buffer in future storms and will help to minimize erosion in a storm.

On motion by Member Harper, seconded by Member Schneider, and by unanimous vote of the members present, it was agreed to recommend this request for approval.

Ms. Ward told the members that Mr. Dan Ausley had requested that item four be removed and postponed until another time.

The Board then heard a request for a variance to construct a single family dwelling three feet into both side setback lines on property described as west 38 feet of Lot 2, Block J, Unit 4, Perkins Beach, St. Teresa, Franklin County, Florida, as requested by Joe and Nancy Hannon, owners. Mr. Hannon stated that the property has been in his family since the 1940s and has been divided up into three parcels, each owned by other family members. He said the relative on the west side has no objection to the variance to build in the side setback.

Ms. Ward told the members that she had received a letter from the owner of the property to the west and they have no objection to this request. However, Mr. Nick Yonclas, agent for the Messers, who owns the property to the east of Mr. Hannon, told the members that the Messers property has also been in their family since the early 40s.

He added that the Messers do have objections to the Hannons building in the setback on the east side. He said the lots are narrow and building into the setbacks would create potential hazards.

After much discussion, and on motion by Member Schneider, seconded by Member Harper, and by unanimous vote of the members present, it was agreed to recommend that Mr. Hannon be allowed to build three feet into the west side setback and to maintain the east setback of ten feet.

The next item for the Board's consideration, was a request for a variance to relocate a single family dwelling 15 feet into the front setback line on property described as Lot 2, Block 12, Unit 1, Dog Island, Franklin County, Florida, as requested by Michael S. McGarry, trustee.

Ms. Ward told the members that the County recommends approval of this request. The house is located seaward of the Coastal Construction Control Line and needs to be moved back towards the front setback. The house sits on Gulf Drive, which is an unimproved road. This request is consistent with DEP's recommendations and will require DEP Permits.

On motion by Member Harper, seconded by Member Schneider, and by unanimous vote of the members present, it was agreed to recommend that this request to relocate the dwelling into the front setback line be approved.

Regarding consideration of a request for a variance to construct stairs five feet into the side setback line on property described as the NW ½ of Lot 18, Bay North, Franklin County, Florida, as requested by Stan Brown, agent for Gerald M. and Joyce C. Bailey, owners; after some discussion and on motion by Member Schneider, seconded by Member Harper and by unanimous vote of the members present, it was agreed to recommend this variance be granted.

The Board then addressed a request for a variance to construct a fence within the Critical Habitat Zone on property described as Seaside Cottages Subdivision, Eastpoint,

Franklin County, Florida, as requested by Inovia Consulting Group, agent for Seaside Cottages Subdivision, owners.

Ms. Ward explained that normally the county does not review or permit fences, however, due to the fact that this fence is within an interior wetland's setback, the county needs to address the setback issue. She explained that the fence will be six feet high and is an architectural entrance to the subdivision. She said the county has no objection to this variance.

On motion by member Harper, seconded by Member Schneider, and by unanimous vote of the members present, it was agreed to recommend approval for this variance request.

The final item on the agenda was for consideration to construct a building five feet into the setback line off of East Pine Avenue and ten feet into the setback line off 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., owner. Mr. John Selby, architect for the project, presented the request for St. George Development, Inc.

Ms. Ward explained that this is the third time this request has been presented to the Board for consideration. She said the owners of the development and the architect involved have made concessions and changes based upon advice from Alan Pierce.

After discussion, Mr. Selby stated that the architectural element facing Pine Street could be removed, eliminating the need for the variance from Pine St. He noted the porches on the Third Street side are cantilevered. The actual footprint of the development falls within the setbacks. He stated the developer is willing to make changes to the plans to meet a three feet setback on Third Street if it is agreeable. After much discussion and on motion by Member Schneider, seconded by Member Harper, and by unanimous vote of the members present, it was agreed to recommend the County Commission approve

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the request for a three feet variance into the setback of Third Street East.

There being no further business, the meeting adjourned at 9:50 a.m.

Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director