

The Franklin County Board of Adjustment met in regular session on Wednesday, May 7, 2008, at 9:00 A.M. in the Annex of the Franklin County Courthouse. The attendance was as follows:

PRESENT:

Richard Harper-----Member
Joe Hambrose -----Member
Gil Autrey -----Member

ABSENT:

Vance Millender----Chairman

In the absence of Chairman Vance Millender, the meeting was called to order by Member Richard Harper, who thereafter presided. Ms. Rachel Ward explained that Mr. Millender had called to say he could not be present for today's meeting. She also told those present that Member Bryant Hand had passed away. The members conveyed their sympathies at Mr. Hand's death.

The first item on the agenda was approval of the minutes of the meeting held March 5, 2008, as mailed. On motion by Member Hambrose, seconded by Member Gil Autrey, and by unanimous approval of the members present, it was agreed to approve the minutes of the March 5, 2008 Meeting, as mailed.

The next item on the agenda was consideration of a request for an after-the-fact variance to construct a storage building over an existing concrete slab 8.5 feet into the rear setback line off of an alley and replace a 12 feet high fence (8feet maximum allowed height per code) on property described as Lots 7 thru 9, Block 1 West, St. George Island, Franklin County, Florida. The Request was submitted by James P. Kourkoulis, Owner of Harry A's.

Ms. Rachel of the Building Department, explained that Chris Giametta, the building inspector, had noticed construction on the Harry A's Building.. No permit had been pulled for the work being performed. There was a problem with the building intruding into the setbacks. A Stop Work Order (SWO) was posted and Certified Notice was sent to Mr. Kourkoulis notifying him that the construction was in violation and a SWO was in effect.

When the inspector returned, the SWO had been removed and work was continuing. A second Certified Notice was mailed to Mr. Kourkoulis informing him that he was in violation of removing the SWO and as such, a fine of \$500.00 had been imposed.

Ms. Ward stated that there were concerns other than building without a permit. She said that construction on St. George Island requires engineered plans. She also explained that the building was being built in the setback which should be left open for emergency services and /or access. She said there was also the concern that the septic tank was not adequate for the added enclosure and that the enclosure itself exceeded the 80 % maximum lot coverage, increasing the amount of storm water run-off .

Mr. Kourkoulis addressed the members and stated that he was prepared to pay the \$500.00 fine. He said the shed and fence were already there and were falling down. He said he was just following the original footprint and that he did not realize he was in violation.

Rachel Ward said Mr. Kourkoulis was also requesting a variance to construct a 12 feet high fence. Mr. Brinkley said the fence had been there a long time and a portion had been replaced. He said the new fence matched the old fence in height. He said he did not see a problem with the fence.

Mr. Alan Pierce, Director of Administrative Services, was in attendance and noted that no permit could be found for any of the additions which had been done to the Harry A's Building over the past several years. Mr. Pierce explained that he realizes the building has been there a long time, however, it was his recollection that he had told Mike Cates, a former owner of the building, that the space behind the building should be left for employee parking. He said he also was concerned about the storm water run-off.

Mr. Kourkoulis said he did not understand about the stormwater run-off. Mr. Pierce explained that there should be a system in place which would treat the rain water before it is discharged onto public lands and back into the bay. Some discussion followed regarding different types of storm water treatments.

Ms. Ward stressed that the board does not usually grant lot line variances; even the shot gun houses were held to 5 feet. She said all these issues would have been addressed had Mr. Kourkoulis applied for a building permit.

Much discussion followed concerning the treatment of storm water run-off. Mr. Billy Blackburn, owner of BJ's Pizza spoke to the commission and said he had been required to put in an extensive storm water treatment area on a separate lot. He said if this is allowed, he would like to be able to do something else with his lot.

Mr. Larry Stone, owner of Fisherman's Headquarters, said the board should try hard to protect the businesses on St. George Island. He said he was like Mr. Kourkoulis in that he had bought an existing business. He said he did not have a problem with the addition to Harry A's addition.

Member Hambrose said he wanted to address the parking issue. Mr. Pierce said the building was originally a bar which had latter been turned into a restaurant. He said the restaurant definitely created more parking than before.