

The Franklin County Board of Adjustment met in regular session on Wednesday, October 1, 2008, at 9:00 a.m., in the Franklin County Courthouse Annex. The attendance was as follows:

PRESENT

Vance Millender ----- Chairman
Joe Hambrose ----- Member
Richard Harper ----- Member
Gil Autrey ----- Member

ABSENT

Michael Shuler -County Attorney

The meeting was called to order by Chairman Vance Millender, who thereafter presided.

The first item on the agenda was approval of the minutes of September 3, 2008, as mailed. On motion by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to approve the September 3, 2008 minutes as mailed.

The second item on the agenda was consideration for a variance to construct an addition to an existing dwelling three feet into the rear setback line on property described as Lot 1, Bayside Subdivision, St. George Island, Franklin County, Florida. The request was submitted by John Selby, agent for George Floyd, owner.

Ms. Rachel Ward of the Planning and Building Department explained that there is an extended beach area between the rear lot line and the water. She noted this addition will not protrude into the Critical Habitat Zone. She also noted that she has received no objections to the request. She added that the county does not object to the request.

On motion by Member Harper, seconded by Member Autrey, and by unanimous vote of the members present, it was agreed to recommend the Board of County Commissioners approve this request as presented.

The third item on the agenda was consideration of a request for a variance to construct a single family dwelling nine feet into the Critical Habitat Zone on the west

side setback line and 13 feet into the Critical Habitat Zone on the east side setback line on property described as 578 River Road, Carrabelle, Franklin County, Florida. The request was submitted by Garlick Environmental Associates, Inc., agent for William Lawler, owner.

Discussion followed concerning this request to build into the Critical Habitat Zone. Ms. Ward explained that the lot is unique in that it is a recorded lot of record. She also stated the lot is serviced by both water and sewer. She noted that Mr. Lawler already has a revetment in place on the lot. She said that since no septic tank is involved, the planning and building department offers no objection to this request.

Mr. Vance Millender added that he is very familiar with this lot and the only way Mr. Lawler will be able to build on the lot is with a variance. Dan Garlick told the members that Mr. Lawler has voluntarily agreed to keep the footprint of the home at 1,000 square feet. He said that Mr. Lawler wants to minimize the impact on the surrounding wetlands.

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

There being no further business, the meeting adjourned at 9:15 a.m.

Vance Millender, Chairman

ATTEST:

Rachel Ward, Zoning Director