

The Franklin County Board of Adjustment met in regular session on Wednesday, November 5, 2008 at 9:00 a.m. in the Annex of the Franklin County Courthouse in Apalachicola, Florida. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

Those in attendance were:

Vance Millender -----Chairman
Gill Autrey -----Member
Richard Harper ----- Member
Joe Hambrose -----Member
Michael Shuler ----- Attorney

The first item on the agenda was approval of the minutes of the October 1, 2008 meeting as mailed. On motion by member Autrey, seconded by Member Harper and by unanimous vote of the members present, it was agreed to approve the October 1, 2008 minutes as mailed.

The second item on the agenda was consideration of a variance to construct a rip rap retaining wall within the Critical Habitat Zone on property described as 27 and 31 South Bayshore Drive, lying in Section 36, Township 8 South, Range 7 West, Eastpoint, Franklin County, Florida. The request was submitted by Larry Joe Colson, agent for William Grant Lynch, Jr., owner.

Mrs. Rachel Ward of the Planning and Building Department stated that no objections had been received regarding this request. She stated that she would recommend approval of this request. Brief discussion followed regarding effects to joining property owners. On motion by Member Harper, seconded by Member Autrey, and by unanimous vote of the members present, it was agreed to recommend the Broad of County Commissioners approve this request to construct a rip rap revetment within the Critical Habitat Zone.

The third item on the agenda was consideration of a request for a variance to construct an open deck onto an existing dwelling six feet into the Critical Habitat Zone on property described as Lot 21, Heron Bay Village, St. George Island, Franklin County, Florida. The request was submitted by Chris Varnes, agent for Nancy Comerford, owner.

Ms. Ward noted that decks are allowed in the Critical Habitat Zone. She stated that only one corner of the deck will intrude into the Critical Habitat Zone. After brief discussion and on motion by Member Autrey, seconded by Member Harper and by unanimous vote of the members present, it was agreed to recommend the Board of County Commission approve this request as submitted.

The fourth and final item on the agenda was consideration of request for a special exception to locate a public utility, a vacuum station, on property described as lying in Section 29, Township 8 South, Range 6 West, and North of Highway 98, East of Eastpoint, Franklin County, Florida. The request was submitted by Eastpoint Water and Sewer District, agent for the property owners Jim and Jeanette Miller.

Discussion followed concerning this request. George Allen, representing the Eastpoint Water and Sewer District, explained that this project had been relocated from the previously requested site on 5th Street to this site after the neighbors expressed concerns. Mr. Allen stated that he has a verbal agreement from the Millers, but they have not signed the agreement as of yet. He went on to explain that the property is a 50' X 200' parcel of a much larger parent tract. He told the board that due to the size of the building, he is considering asking the Millers to increase the depth of the parcel to 56' in order to meet the setbacks. He said he will have no trouble meeting the front setback, but may be closer on the side where the property joins the parent tract.

Mr. Allen explained that he is working with a federally funded grant and time is of the utmost importance. He stated that with the delays in getting approval on the site, it has cut into the construction time.

A motion was made by Member Gill Autrey to approve the request. Member Harper seconded the motion, but noted that he would like to see something in writing before it goes to the County Commissioners. It was agreed to amend the motion to approve the request contingent upon Mr. & Mrs. Miller signing the lease agreement as joint applicants to the request and the setbacks being met. The motion carried by unanimous vote.

Member Richard Harper told the Members that he will be tendering his resignation at the next regular meeting. He said he was appointed by Commissioner Russell Crofton who was not re-elected. He said he is going to resign in order to give Commissioner Pinkie Jackel the opportunity to appoint a representative of her choice.

There being no further business, the meeting adjourned at 9:25 a.m.

Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director

