

The Franklin County Board of Adjustment met in special session on October 31, 2007, at 9:00 a.m. in the annex of the Franklin County Courthouse. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

The attendance was as follows:

PRESENT:

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

ABSENT:

Bryant Hand - Member

The first item on the agenda was approval of the minutes of the meeting held October 3, 2007, 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 October 3, 2007, minutes as mailed.

The next item on the agenda was consideration of a request for a variance to construct an air conditioner platform 4 feet into the side setback line on property described as Lot 7, Block V, Unit 1, Lanark Beach, Franklin County, Florida. The request was submitted by Jeff Dykes, agent for C.R. Barineau.

Ms. Rachel Ward stated that Mr. Dykes was not present to present the request. She explained to the members that Mr. Dykes was asking for the variance because the small lot did not allow room for the A/C platform without a variance. She explained that the house is built and the platform is established. She stated that upon routine inspection by Chris Giametta, the building inspector, it was noted that the A/C platform extended into the side setback. She said Mr. Dykes said he was under the assumption that this would be allowed.

The members wanted to know if the platform could be built underneath the dwelling. Ms. Ward said she was not sure and that a variance had already been issued on this house for the steps.

After brief discussion and on motion by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend this request for variance be denied.

The final item on the agenda was a request for a special exception to cluster ten lots on a 10.8 acre parcel lying between Eastpoint and Carrabelle in Section 24, Township 8 South, Range 6 West, Franklin County, Florida. The request is submitted by Paul Osterbye, agent for S & PNB, LLC.

Mr. Osterbye explained that the plat for the Angler's Point Subdivision had previously been approved by both Planning and Zoning and the Board of County Commissioners. However, when Michael Shuler was reviewing the plats for recording he noticed that the plat had not been before the Board of Adjustment for a Special Exception.

He noted that the parcel is 10.8 acres and is serviced by a common drive way. He said he is asking for the cluster approval because the property is pie shaped and this will accommodate other amenities on the back of the lots. He indicated that there will be a service road along the back of the property to allow such things as fire trucks or boat trailers to access the lots without having to do a three point turn around.

Mr. Osterbye apologized for the error. He explained that this was his first time applying for a subdivision in Franklin County and it was an oversight.

Mr. Shuler told the members that Mr. Osterbye's project met the criteria for clustering as set by Franklin County. He did note however, that any changes, such as the culdesac, roads, or common areas, be shown by the surveyor on the plat.

Ms. Rachel Ward noted that that Planning and Zoning's recommendation would be to approve the request. She told the members that with a special exception, the project did not have to show a hardship; it only had to meet the criteria for clustering.

There was some discussion regarding common areas and the usage of green space in the overall scheme of the development. Member Harper stated that he had objections to allowing wetlands or unbuildable property being considered in the overall density of

the subdivision. He said it was his opinion that clustering was originally set up to cut down on country sprawl and cut down on the cost of utilities servicing the development.

After some discussion and on motion by Member Autrey, seconded by Mr. Millender, and by unanimous vote of the members present, it was agreed to recommend approval for the special exception to cluster contingent upon the changes to the plat as Mr. Shuler had noted.

Ms. Ward informed the members that Mr. Dykes who represented item number two on the agenda had arrived late and wished to address the members concerning his request.

Mr. Jeff Dykes of Gold Key Construction addressed the board and apologized for his lateness. He said he had to drive from Crawfordville after dropping his children off at school at 8:00 a.m.

The board listened to Mr. Dykes' plea to reconsider his request for variance to construct the A/C unit in the side setback. However, after discussion, it was determined that the original motion to deny would stand.

Ms. Ward noted that the two items addressed at this meeting would come before the County Commissioners on September 6, 2007 for final consideration.

There being no further business, the meeting adjourned at 9:30 a.m.

Vance Millender, Chairman

ATTEST:

Rachel Ward, Zoning Administrator

