

ORIGINAL

January 7, 2013

Advisory Board of Adjustment
Franklin County, Florida

The Franklin County Advisory Board of Adjustment met in regular session on Monday, January 7, 2013 in the Franklin County Courthouse Annex. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

The attendance was as follows:

Present:

Vance Millender ----- Chairman
Larry Hale ----- Member
Mitch Griner ----- Member
Joe Hambrose -----Member

Gil Autrey ----- Member
Rachel Ward ----- Zoning Director
Michael Shuler ----- Attorney
Alan Pierce ----- P & Z Director

The first item on the agenda was approval of the minutes of the meeting of December 5, 2012, as mailed. On motion by Member Hale, seconded by Member Hambrose and by unanimous vote of the members, it was agreed to approve the December 5, 2012 Minutes.

The second item on the agenda was consideration of a request for a variance to construct a single family dwelling 12 feet into the front setback line, 29 feet into the Critical Habitat Zone (CHZ), and to construct a wooden seawall five feet from both side lot lines and seaward of the house in the CHZ with angle termination walls to extend to the property line on both side lot lines. The request is proposed for 1025 Gulf Shore Boulevard, Lot 29, Peninsular Point, Unit 7, Alligator Point, Franklin County, Florida. The owner, Bert Boldt, presented the request for the variance.

Discussion followed concerning the request made by Mr. Boldt. Ms. Rachel Ward of the Planning and Zoning Department explained that over the past seven years this had been an ongoing problem for Mr. Boldt. She said Mr. Boldt's home was destroyed in 2005 from erosion caused by Hurricane Dennis.

Ms. Ward explained that in 2008 Mr. Boldt was issued a variance to rebuild his house 20 feet into the front setback. However, further erosion had occurred which made it necessary for Mr. Boldt to pursue a more aggressive variance which would encroach more into the CHZ than previously granted.

Ms. Ward also explained that HRS had already issued an advanced waste water treatment system for the property. She also noted that she had two conference calls with DEP recently and DEP indicated it would be issuing a Notice to Proceed for the site.

Mr. Bert Boldt addressed the Board Members and stated that the lot is only 50' from the front property line to the CHZ. He said he has owned the property since 1983 and this has been his primary residence for the past 15 years. He presented the members with a diagram which showed the progression of the property's erosion. Mr. Boldt said the footprint of the home will comply with the current CHZ requirements of 1,000 feet. The home will be 2,000 feet total with a second story; 700 feet on bottom and 500 feet heated and cooled space on top.

Mr. Alan Pierce, Director of Administrative Services addressed the members. He explained that Mr. Boldt's property is the last remaining property joining county property where Gulf Shore Boulevard runs along the coast, which had not eroded completely away. He explained that the county has already taken steps to move the road inland because of the erosion. He said that by allowing the variance it would help stabilize the area and prevent or slow down further erosion.

Both Ms. Ward and Mr. Pierce indicated the county's support for the request for variance as requested by Mr. Boldt.

On motion by Member Autrey, seconded by Member Hale and by unanimous vote of the members it was agreed to recommend the Board of County Commission approve the variance for Mr. Boldt as requested.


The third and final item on the agenda was consideration of a request for variance to construct a rock revetment within the CHZ on property described as Lot 5, Savannah Cove, St. George Island, Florida. The request was submitted by Ricky Moseley, agent for Joseph and Kelly Rysavy, owners. Mrs. Rysavy was present for the meeting.

Ms. Ward explained that this request will concern both lots 5 & 6. She said the owner had originally owned both lots but had sold off lot 6. The new owner will be before the members next month with the same request. She explained that there are existing revetments to the east of the property.

Advisory Board of Adjustment
January 7, 2013
Page Three

After discussion and on motion by Member Griner, seconded by Member Hale and by unanimous vote of the members it was agreed to recommend the Board of County Commission grant this variance as requested.

There being no further business, the meeting adjourned at 10:30 a.m.



Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director