

# ORIGINAL

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Board of Adjustment  
Franklin County, FL

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, March 2, 2011, in the annex of the Franklin County Courthouse.

PRESENT:

Vance Millender	Chairman
Larry Hale	Member
Mitch Griner	Member
Michael Shuler	Attorney

ABSENT:

Joe Hambrose	Member
Gil Autrey	Member

The meeting was called to order by Chairman Millender, who thereafter presided. The first item of business was the approval of the minutes of the meeting held February 2, 2011. On motion by Member Hale, seconded by Member Griner and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held February 2, 2011, as mailed.

The next item of business on the agenda was for consideration of a variance to construct a grocery store 5 feet into the setback line off Washington Street and 7 feet into the west side lot line on property described as Lot 16, Block 105, unrecorded plat also described as 319 US Highway 98, Eastpoint, Franklin County, Florida. The request submitted by Kenneth W. Shiver, Owner.

Mrs. Rachel Ward of the Planning Department explained that Washington Street has a 100 feet right of way. She explained that typically variances are granted to go 5 feet into the side lot line. Mr. Shiver is asking for 7 feet.

Mr. Shiver said he spoke with the refrigeration man who said he should be able to get the units in with an extra 5 feet. However, Mr. Shiver said he asked for 7 feet on the west side lot line in case he needed the extra room.

After brief discussion, Mr. Shuler recommended that the building be moved 2 feet closer to Washington Street and allow 5 feet into the west side setback line. Mr. Shuler explained that the county likes to keep as much room as possible between buildings to allow easier access for fire equipment. It was noted that this lot abuts the parking lot

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of The Hut Restaurant.

Mr. Shiver explained he needs the space on Washington Street in order to have enough room for parking spaces.


After brief discussion Member Larry Hale made a motion to approve a variance for 5 feet in the west side lot line, to apply to refrigeration units only, and 6 feet into the setback line of Washington Street. The motion was seconded by Member Mitch Griner and by vote of the members present, it was agreed to recommend approval of this request as stipulated.

The final item on the agenda was for consideration of a request for a variance to construct a boardwalk over a jurisdictional wetland on property described as a 2.8 acre parcel lying west of Apalachicola in Section 08, Township 9 South, Range 9 West, further described as 2526 Egret Lane. The request was submitted by Ellis M. Willis, owner.

Mrs. Rachel Ward told the members that the county does not require a variance for docks. However, Mr. Willis needs to build a boardwalk over the wetlands in order to access his dock.

Mr. Willis stated that he has applied to DEP for a permit. After brief discussion and on Motion by Member Griner, seconded by Member Hale and by vote of the members present, it was agreed to recommend approval of this variance as advertised contingent upon state permits.

There being no further business, the meeting adjourned at 10:15 A.M.

  
Vance Millender, Chairman

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Rachel Ward, Zoning Director