

May 1, 2013

Advisory Board of Adjustment  
Franklin County, Florida

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, May 01, 2013 in the Franklin County Courthouse Annex. In the absence of Chairman Vance Millender, the meeting was called to order by acting Chairman Member Joe Hambrose.

The attendance was as follows:

PRESENT:

Joe Hambrose ----Acting Chairman  
Mitch Griner-----Member  
Larry Hale -----Member  
Rachel Ward -----Zoning Director  
Michael Shuler – County Attorney

ABSENT:

Vance Millender--Chairman  
Gill Autrey -----Member

The first item on the agenda was approval of the minutes of February 6, 2013, as mailed. On motion by Member Larry Hale, seconded by Member Mitch Griner and by unanimous vote of the members present, it was agreed to approve the February 6, 2013 minutes as mailed.

The remaining item on the agenda was for consideration of a request for a variance to construct a single family dwelling six feet into the front setback line on property described as Lot 1, Block 11, Unit one East, also known as 300 East Gorrie Drive, St. George Island, Franklin County, Florida. The request was submitted by Mr. Bill Barnes of Riverside Construction, Inc. as agent for Bruce Smith and Sally-Ann Greenfield, owners.

Mrs. Rachel Ward explained the request to the members. She said that she had received a letter from Valerie Jones with The Department of Environmental Protection in response to a request from Mr. Clayton Anderson, engineer for the project. She read the letter to the members along with a letter addressed to DEP from Mr. Frank Haynie, the adjoining property owner.

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Mrs. Ward explained that the DEP had mandated that the applicants move the house towards the road six feet, instead of intruding further into the Coastal Construction Control Line (CCCL). This will keep the house in line with the neighboring houses and maintain the same distance from the CCCL for all the homes.

Mrs. Ward recognized Mr. Frank Haynie along with his representative, Dan Garlick of Garlick Environmental Associates. Mrs. Ward explained that there may have been some confusion regarding which direction the house was going to be moving. Once it was made clear that the dwelling would not extend closer to the water than the existing houses, Mr. Haynie's concerns seemed to be met.

Mrs. Rachel Ward told the members that the county recommends approval of the request to move the dwelling six feet into the front setback line as requested. Attorney Michael Shuler stated that he felt the board should recommend approval also. After brief discussion and on motion by Member Mitch Griner, seconded by Member Larry Hale and by unanimous vote of the members, it was agreed to recommend that the Board of County Commission grant approval of this request.

Mrs. Ward informed Mr. Smith that the final approval would go before the County Commission on May 21, 2013. She told him he should plan to be there to answer any questions the board might have regarding the request.

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



Vance Millender, Chairman

ATTEST:



Rachel L. Ward, Zoning Director