

**The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, June 1, 2016 at 10:00 a.m. in the Franklin County Courthouse Annex. The meeting was called to order by Chairman Vance Millender who thereafter presided.**

**Attendance was as follows:**

<b>PRESENT:</b>	<b>Larry Hale</b>	<b>ABSENT:</b>	<b>Mitch Griner</b>
	<b>Vance Millender, Chairman</b>		<b>Gill Autrey</b>
	<b>Joe Hambrose</b>		
	<b>Michael Shuler, County Attorney</b>		

**1. Approval of minutes of May 4, 2016 as mailed.**

**On motion by Member Larry Hale, seconded by Member Joe Hambrose and by unanimous vote of the board present it was agreed to approve as mailed.**

- 2. Consideration of a variance request to construct a vertical retaining wall along the shoreline of a man made canal and to include maintenance dredging with fill being placed behind the retaining wall within the Critical Habitat Zone. The property is located at State Road 370 & Mardi Gras Way on property known as 3 Mardi Gras Way, a/k/a Lot 34, Unit 1, Holiday Beach Subdivision, Franklin County, Florida. The request is being submitted by Terri Carter of Florida Environmental & Land Services, Inc., as Agent for the homeowners Brent & Christina Burke.**

**In brief discussion of the above item Elva Peppers informed the Board that the construction will take place at the end of a man made canal. The very end of the canal is vegetation, and the majority of the canal already has vertical walls. The canal needs to be dredged because there is a lot at the end of the canal and those owners will need room to build a dock as well.**

**Joe Hambrose asked Roxie Allen if we received any feedback from the neighbors. Roxie Allen stated we did not.**

**Roxie Allen informed the Board that the sand they are removing from the canal will be used when they build a house if it is suitable.**

**On motion by Member Larry Hale, seconded by Member Joe Hambrose and by the unanimous vote of the board present, it was agreed to recommend this variance as requested to the Board of County Commissioners for approval.**

- 3. Consideration of an after-the-fact variance for the A/C platform and the outside shower which encroaches five feet into the west side set back on property described as 1533-A, Alligator Drive a/k/a the East ½ of Lot 3, Block M, Unit 3, Peninsular Point Subdivision, Alligator Point, Franklin County, Florida. The request is being submitted by Barbara Withers, Owner.**

**In brief discussion of the above item Barbara Withers informed the board that she purchased lot 4 & ½ of lot 3 in 1965. In 1977 she and her family began construction of their permanent residence on lot 4 and a portion of lot 3. At the time they didn't realize that the lot lines would be a future issue. At this time they need a variance in case a hurricane destroys the home so they can rebuild.**

**Roxie Allen told the board that this lot went to Planning and Zoning to allow them to change the lot line. As of now the lot line is straight. If this variance is approved the lot line will be zigzag. County Attorney, Michael Shuler told the board that Barbara Withers will need to come back to the Planning and Zoning Board for a replat. This request is for the outdoor shower and air conditioner in the setback on the East side.**

**Joe Hambrose stated there is no indication for the septic system. "Is it shared?" Barbara Withers gave directions to the septic compared to the survey and informed Joe Hambrose it is not a shared system. It was constructed in 2004. The septic for the primary home was replaced in 2014. There are no encroachments on either septic system.**

**Vance Millender asked Roxie Allen if the County has any objections to this. She said "no."**

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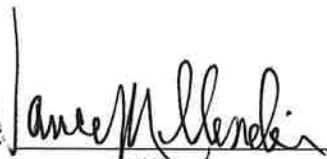
**On motion by Larry Hale, seconded by Joe Hambrose and by unanimous vote of the board present, it was agreed to recommend approval of this variance as requested to the Board of County Commissioners.**

- 4. Consideration of a an after-the-fact variance for a concrete pad & a swimming pool within the 10' setback of the west side lot line on property described as 1533 Alligator Drive a/k/a Lot 4, Block M, Unit 3, Peninsular Point Subdivision, Alligator Point, Franklin County, Florida. The request is being submitted by Barbara Withers, Owner.**

In brief discussion of the above item Roxie Allen informed the board that the swimming pool is 7 feet from the lot line, however the concrete around the pool is directly on the lot line. We normally wouldn't approve of having concrete within the lot line but this is an after- the- fact variance. After the replat of the property there will still be a set of stairs in the setback. The property owner's have agreed to move them to the West side. The person buying the adjoining property is in agreement.

On motion by member Larry Hale, seconded by member Joe Hambrose and by the unanimous vote of the board present, it was agreed to recommend approval of this variance as requested to the Board of County Commissioners.

There being no further discussion, it was agreed to adjourn at 10:22 a.m.

By:   
Vance Millender, Chairman

Attest: \_\_\_\_\_  
Roxie E. Allen