

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, June 4, 2014 at 10:00 a.m. in the Hearing Room of the Franklin County Courthouse Annex.

All Advisory Board of Adjustment Members were present as listed:

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

Michael Shuler----- Attorney  
Rachel Ward-Zoning Director

The meeting was called to order by Chairman Vance Millender, who thereafter presided.

The first item on the agenda was approval of the minutes of the meeting held March 5, 2014, as mailed. On motion by Member Larry Hale, seconded by Member Mitch Griner and by unanimous vote, it was agreed to approve the minutes of May 5, 2014 as mailed.

The second item on the agenda was a request for variance to construct a single family dwelling 15 feet into the front setback line off of Fiesta Drive on property described as Lot 57, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida. The request was submitted by Daniel L. Scheer, Owner.

Mrs. Rachel Ward explained that Mr. Alan Pierce, Director of Administrative Services, had visited the site. He said that the house next door had already received a variance to build into the front setback.

Member Joe Hambrose questioned why Mr. Scheer wanted to move the house forward. Mr. Scheer explained that the property is on a canal and he wanted to move the house forward because of the Critical Habitat Zone.

On motion by Member Hambrose, seconded by Member Hale, and by unanimous vote, it was agreed to recommend approval of this variance request as presented.

The third item on the agenda is for a request for a variance to construct a single family dwelling 13 feet into the front setback line off of Alligator Drive on property described as 1237 Alligator Drive, Section 5, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida. The request was submitted by Lenette McMillan, Owner.

Mrs. Ward explained that the property is seaward of the Coastal Construction Control Line (CCCL) which is controlled by the Department of Environmental Protection. She stated that DEP is requesting that the house be moved forward so as not to disturb the frontal dune system.

On motion by Member Joe Hambrose, seconded by Member Larry Hale, and by unanimous vote, it was agreed to recommend that the Board of County Commission approve this variance request as submitted.

The fourth and final item on the agenda was a request for a special exception to locate a telecommunication tower on a 100 X 100 foot parcel out of Summer Camp West on property zoned PUD. This property is described as lying in Section 35, Township 6 South, Range 3 West, located at 3567 US Highway 98, St. Teresa, Franklin County, Florida. The applicant is also requesting a variance to the 47 foot height limit to construct a 230 feet monopole tower. The request was submitted by Lauralee Westine, Agent for AT&T.

Ms. Westine presented maps showing the area. She explained the property will be leased for the St. Joe Company.

Member Hale asked where the tower would be located. Attorney Michael Shuler explained that the site is north of the Turkey Point Area.

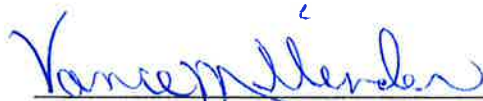
Mrs. Ward explained that she had received no objections to the request. Mr. Shuler noted that the variance, if granted, should have the same conditions as the last one in that other carriers would be allowed to co-locate on the tower and that free service would be granted to Franklin County for emergency communications services.

Advisory Board of Adjustment  
June 4, 2014  
Page Three.

On motion by Member Hale, Seconded by Member Autrey, and by unanimous vote, it was agreed to recommend that this Special Exception and Variance from the 47 feet height requirement be approved by the Franklin County Board of County Commission.

Ms. Ward noted that these request would be heard by the Board of County Commission at the next meeting which will be held on June 16.

There being no further business the meeting adjourned at 10:12 a.m.

  
Vance Millender, Chairman

ATTEST:

  
Rachel L. Ward, Zoning Administrator