

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, June 05, 2013 in the Franklin County Courthouse Annex. The meeting was called to order by Chairman Vance Millender at 10:00 a.m.

PRESENT: Chairman Vance Millender
Mitch Griner- Member
Larry Hale- Member
Gill Autrey- Member
Joe Hambrose- Member
Michael Shuler- County Attorney
Rachel Ward- Zoning Director

The first item on the agenda was approval of the minutes of the meeting held on Wednesday, May 1, 2013, as mailed. On motion by Member Hale, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to approve the May 1, 2013 minutes as mailed.

- 1- Consideration of a request for a variance to the S-4 District standards of Lanark Village to construct an addition 12 feet from the original wall facing a court on property described as Lot 46, Block 4, Unit 1, 5-3 Parker Avenue, Lanark Village, Franklin County, Florida. Request submitted by Gene Strickland, agent for Edward Pattillo, owner.

In brief discussion of this request Rachel Ward, Zoning Director, stated that the S-4 District allows up to 11 feet from the original wall to the court and this request is for 1 foot. Ms. Ward went on to state that she had received one letter of support from June Reganwood and one letter of opposition from Rachelle Bennett stating it would encroach into the open space. Gene Strickland, agent, stated that he had a contract with Rachelle Bennett to rebuild her structure that was damaged by fire, Ms. Bennett broke the contract and had the house demolished only leaving the slab and leaving Mr. Pattillo's end gable exposed to the elements that he will be responsible for correcting. Mr. Strickland went on to say that Mr. Pattillo and Ms. Bennett are two very opposite people to work with as Mr. Pattillo is very laid back and pleasant. Member Griner questioned whether the structure would be new. Ms. Ward stated that there was an existing structure that would be replaced by the new structure once the variance was decided. Ms. Ward stated that the County has no objections to this request and recommended its approval.

On motion by Member Hale, seconded by Member Griner and by unanimous vote of the members present, it was agreed to recommend approval of the above request submitted by Gene Strickland, agent for Edward Pattillo, owner.

- 2- Consideration of a request to install a cargo lift 4 feet into the side setback line on property described as Lot 4, Block B, Unit 1, Gulf Wynn Subdivision, 2470 U.S. Highway 98, Lanark Village, Franklin County, Florida. Request submitted by William S. and Evelyn C. Barnes, owners.

In brief discussion of the above request, Ms. Ward stated that there were no objections from adjacent property owners and the county has no objections and recommends approval. Ms. Hambrose asked if the owners could place the cargo lift on the rear deck of the house. Mr. Barnes stated that would encroach into the Critical Habitat Zone and would be located on an open deck 30 feet from the entrance. Ms. Ward stated that Ms. Barnes has a handi-cap that would require assistance from this cargo lift.

On motion by Member Griner, seconded by Member Hale and by an unanimous vote of the members present, it was agreed to recommend approval of the above request submitted by William S. and Evelyn C. Barnes, owners.

- 3- Consideration of a request to install a vinyl seawall with the Critical Habitat Zone on property described as Lot 1, Crooked River Lighthouse Reservation, 1968 U.S. Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc., agent for First Choice Gov, Inc., owner.

In discussion of this item, Ms. Ward stated that there is an existing rock revetment and the county was hoping to issue a repair permit, however the existing rock revetment is being undermined. Ms. Ward stated that this vinyl seawall would be just seaward of the existing revetment to protect. Dan Garlick, Garlick Environmental Associates, agent, stated that the previous owner had poured concrete over the rock revetment and that is not a good idea. Mr. Garlick stated that this vinyl seawall will be 2 feet tall and will be buried down 6-8 feet for strength. Ms. Ward stated that the Florida Department of Transportation and Franklin County owns the Right of Way in that area and neither departments had any objections and might later have to take protective measures as well. Mr. Garlick stated that the owner, Mr. Riner had agreed to make the vinyl seawall apron out at around 50-100 feet his cost to help protect what the county and DOT would have to join to. Ms. Ward also stated that there were no objections submitted for this request and it was her recommendation that this be approved.

On motion by Member Hambrose, seconded by Member Hale and by unanimous vote of the members present, it was agreed to recommend approval of the above request submitted by Garlick Environmental Associates, Inc, agent for First Choice Gov, Inc., owner.

There being no further business to discuss, it was agreed to adjourn at 10:23 a.m.



Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director