

# ORIGINAL

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Franklin County, Florida  
Advisory Board of Adjustment

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, June 6, 2012 at 10:00 a.m.

Attendance was as follows:

PRESENT:

Vance Millender-----Chairman  
Joe Hambrose -----Member  
Gill Autrey -----Member  
Mitch Griner -----Member  
Larry Hale -----Member  
Michael Shuler-----Attorney  
Rachel Ward-----Zoning Administrator

The first item on the agenda was for approval of the minutes of the meeting of May 2, 2012, as mailed.

On motion by Member Larry Hale, seconded by Member Gill Autrey and by unanimous vote, it was agreed to approve the May 2, 2012 minutes as mailed.

The second item on the agenda was for consideration of a request for a variance to construct a single family house 18 feet into the Critical Habitat Zone and to construct a single family house in excess of the 20% impervious surface limit within the Critical Shoreline District. These requests are proposed for lot 87, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida. The request was submitted by Barbara Sanders, agent for Lee Williams, Jr. and Ann D. Williams, owners.

Much discussion followed regarding building in the Critical Shoreline District and the 1000 square feet footprint limitations set for building in the CSL. Mr. Williams proposed that he make a "trade-off" by offering to take out existing concrete slabs and boat ramp in exchange for allowing him to build the 2600 footprint house.

Attorney Barbara Sanders argued that roof overhangs should not be counted as impervious structures. The Board expressed concerns with the proposal because the criteria set by the board expressly included roof overhangs. Mrs. Rachel Ward, Zoning Director stated that as presented, the county would recommend denial of the request.

After much discussion, Mr. Williams requested to table the request until the next meeting so that he could look into other options that might be more presentable to the board.

On motion by Member Autrey, seconded by Member Griner and by unanimous vote of the members it was agreed to table the request until the next regular meeting.

At this time, Mrs. Ward told the members that the next meeting date would fall on the 4<sup>th</sup> of July. It was agreed that instead, the Board would meet on July 11, 2012.

Mrs. Ward informed the members that at the request of the applicant, the third item on the agenda had been tabled until the next meeting also.

With that, the remaining item on the agenda was for a variance to construct two hotels below the base flood elevation (VE EL 14) as determined by the Flood Insurance Rate Maps for Franklin County, Florida. The request was submitted by Ben Watkins, Owner.

Mr. Ben Watkins presented his request and told the members that he wants to build one motel, not two, separated by a road which runs through the property. He said he wants to build the motel on grade because he wants to cater to elderly and families. He said he is not going to install elevators. He said it would be a replica of the Carrabelle Motel which he built on Highway 98 in Carrabelle.

Mrs. Ward give an overview on the flood insurance rating program and explained that allowing a variance to build below base flood elevation would put the county's flood insurance program in jeopardy.

Mr. Ben argued that it should not matter about the flood program because he does not plan to carry flood insurance. He said the motel will be paid for and he will carry liability and fire. He said he does not believe FEMA cares about individual projects.

Mrs. Ward explained that if he decided to sell the motel and it was built below base flood, the purchaser would not be allowed a mortgage or flood insurance. She also noted that that Franklin County receives a rating based upon permits meeting flood requirements, and the county gets a discount for flood insurance premiums based on the rating received. This year the county's community rating is a 7.

Mr. Gene Langston spoke on behalf of Mr. Ben Watkins, he stated that he believed FEMA is not concerned about individual projects and that the City of Carrabelle had granted such a request. He agreed to have a representative from City of Carrabelle contact the county office with the information.

After much discussion and on motion by Member Hale, seconded by Member Hambrose, and by unanimous vote of the members, it was agreed to table this request until the next meeting in July in order to give Mr. Watkins a chance to find a solution that would work for him without violating the Flood Ordinance and to gather more information about FEMA's requirements.

There being no further business, the meeting adjourned at 11:10 a.m.

ATTEST:

  
Vance Millender, Chairman

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Rachel L. Ward, Zoning Administrator