

ORIGINAL

July 11, 2012
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Franklin County, Florida
Advisory Board of Adjustment

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, July 11, 2012, at the Franklin County Courthouse Annex. The meeting was moved to the second Wednesday due to the July 4th Holiday.

Attendance was as follows:

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 June 6, 2012, as mailed.

On motion by Member Larry Hale, seconded by Member Mitch Griner and by unanimous vote, it was agreed to approve the June 6, 2012 minutes as mailed.

The next item on the agenda was for consideration of a request for a variance to construct a single family home 13.5 feet into the front setback line on property described as Lot 87, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida as requested by Barbara Sanders, agent for Lee Williams, Jr. and Ann D. Williams, owners.

Mrs. Rachel Ward explained that this request had been tabled from the June 6, 2012 meeting to allow Mr. Williams the opportunity to come up with an option that would not go into the Critical Habitat Zone (CHZ). She explained that Mr. Williams had revised his site plan. He is now requesting to move the dwelling 13.5 feet into the front setback and away from the CHZ. He will need a variance to move into the front setback line.

On Motion by Member Hale, seconded by Member Hambrose, and by unanimous vote it was agreed to recommend that the Board of County Commission approve this request to build 13.5 feet into the front setback line.

The Board then heard a request for a variance to construct a single family dwelling 8.5 feet into the front setback line and 2.5 feet into both side setback lines on

property described as Lot 2, Block B, Range 3, McKissack Beach Subdivision, Franklin County, Florida. The request was submitted by Dave and Denise Discepoli, owners. This request also having been tabled from June 6, 2012 Meeting.

Mrs. Ward explained that Mr. Discepoli requested to build his house on pilings that were installed approximately 20 years ago. There was concern that the pilings may not be structurally sound. The Building Official had requested a statement from an engineer that the pilings are still structurally sound before allowing him to use the existing pilings for his foundation.

Mr. William Lansford addressed the Board and explained that he is the engineer for Mr. Discepoli and has examined the existing pilings and has presented the letter regarding the structural stability of the existing pilings to the Building Official. He noted that there are three pilings with some damage at the top. He said the pilings will be cut off to the elevation of the lowest piling which is above the base flood elevation requirement for the lot and the damaged areas will be removed.

Mrs. Ward noted that based on the engineer's certification, she would recommend this variance to build 8.5 feet into the front setback line and 2.5 feet into both side setback lines be approved as requested.

On motion by Member Hale, seconded by Member Autrey and by unanimous vote it was agreed to recommend the Board of County Commission approve this request as presented.

The final item on the agenda was for consideration to construct two hotels below the base flood elevation (VE EL 14) as determined by the Flood Insurance Rate Maps for Franklin County, Florida as requested by Ben Watkins, owner.

This request was also tabled from the June 6, 2012 meeting for more information. Mr. Ben Watkins was not present to address the meeting. Attorney Michael Shuler informed the board that it was their pleasure whether to again table this request because of Mr. Watkins absence or to address the issue based on the information which had been obtained by Mrs. Ward concerning the request to build below base flood elevation.

The members asked Mrs. Ward to present the information. Mrs. Ward read an email regarding FEMA's response to her inquiry of allowing a variance below base flood requirements.

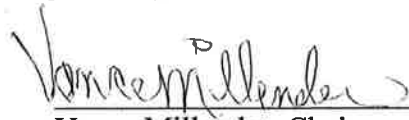
FEMA strongly recommended the county not issue the variance. At present, the county receives a 15% decrease in flood insurance rates because of its good rating. However, if the variance were granted, it could cause flood insurance premiums to increase along with other possible fines or penalties.

After discussion of the information presented and on motion by Member Autrey, seconded by Member Griner and by unanimous approval it was agreed to recommend denial of the request to build the motels below base flood elevation.

Chairman Millender stated that he would love to see Mr. Watkins be able to do what he wants with his land and money, but if it is going to have a negative impact on the entire county, he could not see how it could be justified.

Mrs. Ward explained that the county had approved one other request in the past for a handicapped bath house below base flood on Alligator Point and FEMA strongly suggested the variance be rescinded and the county did rescind the variance.

There being no further business and on motion by Member Griner, seconded by Member Autrey and by unanimous vote, the meeting was adjourned.



Vance Millender, Chairman

ATTEST;

Rachel L. Ward, Zoning Administrator