

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, August 6, 2014, at 10:00 am., in the hearing room of the Franklin County Courthouse annex.

PRESENT: Vance Millender, Chairman
Larry Hale
Mitch Griner
Michael Shuler, County Attorney
Alan Pierce, Director of Administrative Services

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

On motion by Member Hale, seconded by Member Griner and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held June 4, 2014, as mailed.

The first item discussed included item #1 and #6. This request was for a variance to construct a seawall and rip revetment within the Critical Habitat Zone on property described as 1527 East Gulf Beach Drive, St. George Island as requested by Garlick Environmental Assoc., agent for Bruce Grady, and the same request for 1529 East Gulf Beach Drive, St. George Island, as requested by Garlick Environmental Associates, agent for Erik Lawrence Johnson. The members reviewed the separate requests and agreed that as the entire structure is in the Critical Habitat Zone it can be connected. Dan Garlick was present and said there is significant erosion on these lots. On motion by Member Griner, seconded by Member Hale, and by unanimous vote of the Board present, it was agreed to recommend approval of these applications.

The next request was consideration of a request for a Special Exception to construct a telecommunication tower and a height variance to construct the 260 ft self supporting tower on property described as lying in Section 23, Township 8 South, Range 6 West at 1250 US Highway 98, Eastpoint, as requested by the James Johnston with Shutts & Bowen, LLP, agent for the Franklin County School Board. Mr. Pierce explained to the applicants it has been agreed with other telecommunication tower applicants, that the tower would allow collocates and that if needed, county emergency equipment could be mounted free of charge. The applicants agreed to these conditions. On motion by Member Hale, seconded by Member Griner, and by unanimous vote of the Board present, it was agreed to recommend approval of this request.

The next request was consideration of a request to extend an existing rock revetment to the east within the Critical Habitat Zone on property described as 2043 Turpentine Trail, St. George Island, Florida, as requested by Garlick Environmental Associates, Inc., agent for Danny & Patricia Hayes, owners. Dan Garlick told the Board that this was not an extension, there is a breakwater that is failing and they want construct a small rock revetment to control erosion. On motion by Member Hale, seconded by

Member Griner and by unanimous vote of the Board present, it was agreed to recommend approval of this request.

The final item on the agenda was an appeal to Administrative Decision by county officials to deny a building permit for construction of a single family dwelling and to disconnect electric service to this lot. This property is described as 696 East Bayshore Drive, St. George Island, Lot 13, Block 35, Unit 4, St. George Island, Florida. The appeal was submitted by John Clark and Diane Wyatt, owners. Mr. Clark appeared before the Board and listed all trailers that are currently located on the lot, this includes truck bodies, travel trailers, other trailer and numerous other items. He stated that he was storing them on this lot because they contain building materials he needs to build his house. He went on to say that he does not find any code that he has violated by storing this material on the site and he does not understand why Mr. Pierce has denied his permit request. He went on to say that there is sufficient room to build his house without removing these trailers.

Mr. Pierce showed the Board members pictures of the material and debris on the lot. He told them that, in his opinion and the Building Official's opinion, there is no place to build the house without removing the debris. He went on to say that the neighbors object to the conditions this lot is kept in. The property is zoned for single family residences and it is being used as a junk yard/storage area.

Mr. Clark contended that there is enough room to build his house and that if he could get his permit, these trailers would eventually be removed.

Mr. & Mrs. Eugene Amhrein spoke about the condition of the lot, saying that it is a junk yard and has been for years. They would like to see the lot cleaned up. They would like to see a house on the lot, but the lot has to be cleaned up.

After much discussion, the following motion was made: On motion by Member Hale, seconded by Member Griner and by unanimous vote of the Board present, it was agreed to recommend upholding the denial of the permit.

The members agreed that if the debris and trailers were removed there would be no objection to issuing a building permit for the house.

There being no further business to discuss, it was agreed to adjourn at 11:00 a.m.


Vance Millender, Chairman

Attest:

Alan Pierce, Director of Administrative Services