

ORIGINAL

Advisory Board of Adjustment
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November 2, 2011
Apalachicola, FL

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, November 2, 2011 at 10:00 a.m. in the Franklin County Courthouse Annex. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

Attendance was as follows:

PRESENT:

Vance Millender ----- Chairman
Joe Hambrose ----- Member
Mitch Griner ----- Member
Gill Autrey ----- Member
Michael Shuler ----- Attorney

ABSENT:

Larry Hale -----Member

The first item for consideration was to approve the minutes of the meeting of October 5, 2011 as mailed. On motion by Member Joe Hambrose, seconded by Member Gill Autrey and by unanimous vote of the members present, it was agreed to approve the minutes of October 5, 2011 as mailed.

Mrs. Rachel Ward of the Planning and Building Department explained that item numbers 2, 3 & 4 are joint requests from adjoining property owners.

Chairman Vance Millender stated that he thought each lot needed to be addressed separately. Dan Garlick addressed the board as agent for the homeowners of the joint requests. He said he would speak collectively regarding the three lots since the same information pertains to all three lots.

The requests for consideration were as follows:

Item #2 – for a variance to construct a rip rap revetment within the Critical Habitat Zone on property described as Lot 4, Block 54, Unit 5, St. George Island, Franklin County, Florida, Owner Walthall Oil.

Item #3 – for a variance to construct a rip rap revetment within the Critical Habitat Zone on property described as Lot 5, Block 54, Unit 5, St. George Island, Franklin County, Florida, Owner Gordon P. Waldo and

Item #4 – for a variance to construct a rip rap revetment within the Critical Habitat Zone on property described as Lots 6 & 7, Block 54, Unit 5, St. George Island, Franklin County, Florida, Owner Peter H. Guthrie.

Ms. Ward explained that there is definitely erosion in this area. She also noted that no objections have been received pertaining to the requests.

Mr. Garlick presented a site plan for the project and told the members that in some areas the erosion is causing the shoreline to recede all the way to the bridge.

After brief discussion and on motion by Member Mitch Griner, seconded by Member Joe Hambrose, it was agreed to recommend that the Board of County Commission approve the request as presented for Item #2.

On second motion by Member Autrey, seconded by Member Griner and by unanimous vote it was agreed to recommend that the Board of County Commission approve the request as presented for Item #3.

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On third motion from Member Autrey, seconded by Member Griner and by unanimous vote of the members present it was agreed to recommend that the Board of County Commission approve the request for Item #4 as presented.

The last item on the agenda was for consideration of a request for a variance to construct an open deck within the Critical Habitat Zone on property described as the west ½ of Lot 1, Block N, Unit 3, Peninsular Point, Alligator Point, Franklin County, Florida. The request was submitted by Matt Tharpe, agent for David Ramba, etal, owners.

Mr. David Ramba was present to address the members on his behalf.

Ms. Ward explained that open decks are allowed in the Critical Habitat Zone. Further that Mr. Ramba's entire house is located within the Critical Habitat Zone. She noted that the house was built around 1963 according to the property appraiser's records and it is a very shallow lot.

County Attorney Michael Shuler stated that the Planning & Zoning Commission had discussed several times about imposing restrictions on the square footage for decks within the Critical Habitat Zone. However, they have never acted on the matter.

Mr. Ramba said that there are currently three separate decks. He is trying to join the decks to have access around the house.

After discussion and on motion by Member Joe Hambrose, seconded by Member Mitch Griner and by unanimous vote of the members present, it was agreed to recommend the Board of County Commission approve this request for variance.

Mr. Shuler informed Mr. Ramba that a variance is good for a period of one year from the date it is approved.

There being no further business, the meeting adjourned at 10:15 a.m.


Vane Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director