

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, December 3, 2014 in the Franklin County Courthouse Annex.

Attendance was as follows:

PRESENT:

ABSENT:

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

Larry Hale ----- Member

The first item on the Agenda was for approval of the minutes of the August 6, 2014 meeting as mailed. On motion by Member Mitch Griner, seconded by Member Gill Autrey and by unanimous vote of the members present, the minutes were approved as mailed.

The only other item on the agenda was for consideration of a request for a variance to construct a retaining wall and deck within the Critical Habitat Zone on property described as Lot 33, Peninsular Point, Unit 4, Alligator Point, Franklin County, Florida. The request was submitted by Aaron Milner, of Johnson & Milner, Inc, agents for Terry L. Posmer, Owner.

Ms. Rachel Ward of the Franklin County Planning Department explained that Mr. Posmer is requesting the retaining wall seaward of the Coastal Construction Control Line (CCCL) to protect his property from further erosion. She explained that he needs local approval before he can submit the request to DEP for a permit.

She further explained the deck will be an open, pervious deck with no roof. The deck will be eight feet wide. She noted that there is an erosion problem in this area. She stated that there is already a bulkhead on the adjoining property.

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Mrs. Ward explained that Franklin County owns the property on the East side and the other property owners were notified and no objections were received. She informed the board that the county recommends approval of this request.

Attorney Michael Shuler inquired as to how far the proposed structures will be intruding into the Critical Habitat Zone (CHZ). He said he wants the minutes to reflect the distance so there is no misunderstanding about the variance in the future.

Ms. Ward explained that the house already extends into the CHZ. The deck and the retaining wall will be 30 feet from mean high water. The deck will be eight feet wide and the retaining wall will extend eight feet into the CHZ.

After discussion and on motion by Member Joe Hambrose, seconded by Member Gill Autrey and by unanimous vote of the members present, it was agreed to recommend approval of this variance as requested.

Mrs. Ward stated the final determination will be made by the Franklin County Board of County Commission on December 16, 2014. It was noted that the meeting will be held at Carrabelle City Hall located at 1001 Grey Avenue at 10:00 A.M.

There being no further business, the meeting adjourned at 10:05 A.M.



Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director