

ORIGINAL

Advisory Board of Adjustment  
Page 1

Franklin County, FL  
November 2, 2016

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday November 2, 2016 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:**

Gill Autrey  
Mitch Griner  
Joe Hambrose  
Larry Hale  
Michael Shuler, County Attorney

**ABSENT:**

Vance Millender, Chairman

1. Approval of Minutes of October 5, 2016 as mailed.

On motion by Member Larry Hale, seconded by Member Gill Autrey and by the unanimous vote of the board present it was agreed to approve as mailed.

- 2 Consideration of a request for a variance to construct a Rip Rap Revetment consisting of one ton boulders placed along the existing eroded shoreline within the 50 ft. Critical Habitat Zone. The property is located at 41 South Bayshore Drive, Eastpoint, Franklin County, Florida. The property is owned by Susan Antekeier. The request is submitted by Garlic Environmental Associates, Inc, agent for the home owners.

In brief discussion of the above item Mr. Garlick reminded the board that this request was approved in 2006. However the homeowner was unable to move forward with the project due to finances. The adjacent property owners are doing the same project. There was no objection from the board.

On motion by Member Larry Hale, seconded by Member Mitch Griner and by the unanimous vote of the board present it was agreed to recommend this request to the Board of County Commissioners for approval.

3. Consideration of a request for a variance to construct a seawall in the Critical Habitat Zone and within one foot on the landward side of an existing Rip Rap wall and to backfill behind the seawall. New Rip Rap is to be placed in front of the seawall to

provide aquatic habitat and to protect the new wall. The property is located at 1468 Alligator Drive, Alligator Point, Franklin County, Florida. This request is submitted by Florida Environmental and Land Services, Inc., Agent for Jason and Shelley Jordan Bell, homeowners.

After brief discussion of the above item Ms. Roxie informed the board that the pictures provided shows that the tide has already taken in the existing riprap, and she confirmed with Elva Peppers that the water is landward of the existing riprap.

Elva Pepper's presented DEP permits for the file as required.

Mr. Larry Hale asked if the adjacent and adjoining property owners have been notified.

Mrs. Roxie Allen said "yes, and we had no objections."

On motion by Member Mitch Griner, seconded by Member Joe Hambrose and by the unanimous vote of the board present it was agreed to recommend this request to the Board of County Commissioners for approval.

- 4 Consideration of a variance to excavate approximately 255 yards of existing sand and place Rip Rap in the area and cover with native sands to prevent further erosion. The Rip Rap area is approximately 755 sq. ft., will excavate about 8 ft. below grade and is within both the side and rear property setback lines. The property is located at 14 Grouper Street, Alligator Point, Franklin County, Florida. The request is submitted by Florida Environmental and Land Services, Inc., Agent for Susan Taylor and John Houghton, Homeowners.

Elva Pepper's informed the board that they have applied for their DEP permits.

Mrs. Roxie Allen questioned the height of the fill and the cause of the erosion. There has been one concerned neighbor.

Elva Pepper's stated the height will not be any higher than the neighbors and the erosion has been caused by wind and water.

Mr. Michael Shuler suggested if this is approved, that it be contingent upon DEP approval and not filling the land higher than the neighbors and that the sand be compatible.

On motion by Member Gill Autrey, seconded by Member Mitch Griner and by the unanimous vote of the board present it was agreed to recommend this request to the Board of County Commissioners for approval.

- 5 Consideration of a request to vary the requirement for minimum lot size as required in the R-1 & R-2 Zoning Districts, in which the parcel is located, from one acre to 0.90 acre due to lot size being reduced by the construction of a public bike/walk path across the property. The property is located at 1909 US Highway 98,

**Carrabelle Beach, Franklin County, Florida. The request is submitted by James L. Thompson, Homeowner.**

**Mr. James Thompson stated that Franklin County used a section of his property and constructed a public bike path. The County paid money for that section of his land and he will deed that portion of the land to the County ruled by a court hearing. Mr. Thompson currently has 0.90 acre of land. Property in a R-1, R-2 zoning district requires him to have a whole acre in order for the property to be considered buildable.**

**Mr. Michael Shuler informed the Board that the County received funds to construct a bike path from the Carrabelle Lighthouse eastward to the R.V. Park. The surveyor made an error which resulted in the bike path being built on Mr. Thompson's property which is located in between the lighthouse and the R.V. Park. The board will verify present and future confirmation that the lot will be buildable.**

**Mr. Mark Currenton the County Planner recommends approval from the board.**


**On motion by member Larry Hale, seconded by member Mitch Griner and by the unanimous vote of the board present it was agreed to recommend this request to the Board of County Commissioners for approval.**

**There being no further discussion, it was agreed to adjourn at 10:18 a.m.**

**By:**

  
**Vance Millender, Chairman**

**Attest:**

  
**Cheyenne Cruson**