

ORIGINAL

Franklin County
Courthouse Annex

Advisory Board of Adjustment
October 4, 2017

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, October 4, 2017 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
Larry Hale, Member
Michael Shuler, County Attorney

ABSENT: Gil Autrey, Member
Mitch Griner, Member

- 1. The first item on the agenda was approval of the minutes of Wednesday, September 6, 2017, as mailed.**

On motion by Member Larry Hale, seconded by Member Joe Hambrose, and by unanimous vote of the members present, it was agreed to approve the minutes of September 6, 2017.

- 2. Consideration of a request for a variance for the construction of a dwelling 24 feet within the 50 feet Critical Habitat Zone and to place 686 square feet of fill to meet the Critical Habitat Zone setback for the aerobic waste treatment system. This will require DEP and Corps Permits. The property is described as Lot 25, Block 88, Unit 5, 328 Nedley Street, St. George Island, Franklin County, Florida. Request submitted by Garlick Environmental Agency, Dan Garlick, agent, Patrick Bredel, applicant. (Contingent upon the Comprehensive Plan Policy 1.2C mitigating 2:1 ratio of wetlands, waiting on DEP/Corps permits depicting the mitigation plan)**

Amy Kelly explained fill is going within the man-made ditch that is considered a regulated wet land and fill is not going into the Critical Habit Zone. Dan Garlick confirmed and stated only the house will go into Critical Habitat Zone. Dan Garlick planned to do a mitigation plan but mitigation bank is not available for our area. Putting fill to not request a double variance. CORE will allow so much fill and this one does not qualify for that. This route is doing fill. By minimizing the fill and adding plants, this will provide to enhance and bring the value of the wetland up and give it a permanent lift. Although they may can't do the mitigation bank, they can do the work on this site. This project may be so nominal that DEP and CORPS may not require a permit. Amy Kelly said this is a pretty large request. Dan Garlick said this is barely regulated but is still regulated. Amy Kelly states they have to do fill in order to do the aerobic system. Dan Garlick confirmed they are doing the fill so they don't have to get a variance for the wastewater system.

On Motion by Larry Hale, seconded by Joe Hambrose, and by unanimous vote of the Board present, it was agreed to recommend Item 4 to the Board of County Commissioners for approval.

There being no further business to discuss, it was agreed to adjourn at 10:12 a.m.


Vance Millender, Chairman

ATTEST:


Amy M. Kelly, Zoning Administrator