

The Franklin County Advisory Board of Adjustment met in special session on Wednesday, October 3, 2018 at 10:00 a.m. in the Franklin County Courthouse Annex. The meeting was called to order by Member Joe Hambrose, who thereafter presided.

PRESENT: Vance Millender, Chairman
Larry Hale, Member
Mitch Griner, Member
Thomas M. Shuler, County Attorney

ABSENT: Gil Autrey, Member
Joe Hambrose, Member

1. Approval of the minutes of the meeting held, Wednesday, August 1, 2018 as mailed.

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 on Wednesday, August 1, 2018, as mailed.

2. Consideration of a request to construct a house 15 feet into the front setback of Lot 7, Block 63, St. George Island Gulf Beaches, Unit 5, 701 Buck Street, St. George Island, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc, Agent for Ken Bowman, Applicant.

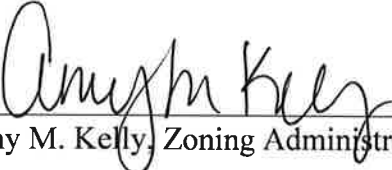
Amy Kelly stated he is staying outside of the Critical Habitat Zone. We have done one similar in 2016 off N Sawyer and it was a 14 foot setback request. Dan Garlick stated this request was also approved last January. There was a lot of opposition then when they went to the Board of County Commissions. They were advised there was a well there next door so they withdrew for the time being. They then went to Water Management and Florida Department of Health. Water Management District did not have a record of it but still wanted a 50 foot separation. The neighbor submitted a letter of no objection. Member, Larry Hale, said he spoke to neighbor and the neighbor objected it. Member, Mitch Griner, inquired to Ms. Kelly if the County had received any objections? She confirmed there were no objections submitted. Member Hale said it is not a buildable lot in his opinion. Dan Garlick disagreed. Member Hale said for the safety of the bay there is not enough room to build. Mr. Garlick confirmed the waste water system AHS been approved and they could do a triangular house. Chairman, Vance Millender, inquired if the County has looked at it and if it is doable? Ms. Kelly confirmed yes, and Health Department has issued a better treatment septic tank system. Member Griner wanted to know if we already approved, why are we back? Mr. Garlick replied, "Because we withdrew to get the septic tank in line and now we are back." Member Griner asked Ms. Kelly to confirm the neighbors said it was fine. Ms. Kelly confirmed yes and also stated County Staff recommendation is to go forward being we issued another variance in that area. County Attorney, Michael Shuler, stated historically when you have a lot that is a corner lot and burdened with a 25 feet set back from the streets, the board has routinely granted the set back from one of the two streets. They are not the largest lots on the island which makes the lots very difficult to build on with 25 feet setback. The Board has always been in favor of granting. Mr. Garlick stated the construction wetlands in the corner were filled to stabilize and prevent further erosion and has been stable since. On motion by Member Griner, seconded by Chairman Millender. Member Hale opposed.

3. Consideration of a request for a variance to construct a pool and brick pavers 17 feet into the Critical Habitat Zone on property described as Lot 1, Block 51, St. George Island Gulf Beaches, Unit 5, 327 Gander Street, St. George Island, Franklin County, Florida. Request submitted by Heath Galloway, Galloway Construction, Inc., Agent for George Plymel, Owner.

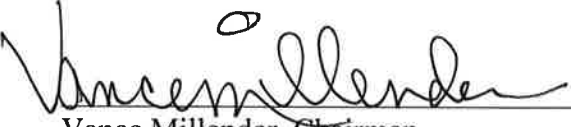
County Attorney, Michael Shuler, states there is no one here for this item. He recommends to table. There were no objections to the table recommendation. On motion by Member Griner, seconded by Member Hale, and by unanimous vote of the board present, it was agreed to recommend item 3 be tabled.

No further business to discuss, it was agreed to adjourn at 10:15 a.m.

ATTEST:



Amy M. Kelly, Zoning Administrator



Vance Millender, Chairman