

The Franklin County Advisory Board of Adjustment met in regular meeting on Wednesday, March 6, 2019 at 10:00 a.m. in the Fort Coombs Armory. The meeting was called to order by Chairman Vance Millender, who thereafter presided.

PRESENT: Vance Millender, Chairman  
Larry Hale, Member  
Mitch Griner, Member  
Joe Hambrose, Member

ABSENT: Gil Autrey, Member  
Thomas M. Shuler, County Attorney

1. Approval of the minutes of the meeting held, Wednesday, January 9, 2019 as mailed.

***On motion by Member Hale, seconded by Member Griner, it was agreed to approve the minutes of the meeting held Wednesday, January 9, 2019, as mailed.***

2. Consideration of a request to construct a vinyl seawall that will encroach 10 feet into the 50 feet Critical Habitat Zone. The vinyl seawall will have boulders placed 3 feet in front of it that will support the sand that will be placed behind the seawall, which was removed during Hurricane Michael. The property is described as Lot 6, 2324 Highway 98, Carrabelle, Franklin County, Florida. Request submitted by Dan Garlick, Garlick Environmental Associates, Inc., Agent for Ronald & Daisey Laone.

***Ms. Amy Kelly stated that the County does not have any objections to this project since they are only requesting a 10 foot variance into the critical habitat zone and the site plan shows it meets the 1,000 square foot of heated and cooled space maximum foot print and no other variances requested. However Ms. Kelly noted for the record and read two letters submitted in objection from Richard and Linda Todd and another from Phillip Todd. Also, in the audience were multiple others in objection such as Wayne and Dorothy Todd, Debra Ann Kanner who is power of attorney for Mary Ann Shields, and lastly Ronald Jones who provided a commentary concerning Florida without its beaches and how seawalls doom state ocean fronts. With the objections made was the concern for Highway 98 being affected and they are concerned that the seawall will further escalate the erosion on the adjacent beaches and highway Contractor Larry Colson stated if it wasn't for seawalls, we would not have a road to come through. Dan Garlick stated the house next door is gone and the shoreline is in bad shape. It is a hardship. They don't want to do this, but the owners feel like they do not have a choice. Mr. Garlick stated that they sited it back as far as they could. He also went on to say the neighbors are correct in the sense it erodes. If they are not allowed to place it in that location, there could be more issues in the future. They can move the seawall back 10 feet and not require a variance, however having those extra 10 feet will allow a more secure wall. Chairman Millender asked if the Board has any questions? No one had any questions. Mr. Garlick offered to move it back 10 feet if the neighbors are uncomfortable with this plan, but this is the better option. The reason it washed out is because nothing was there to protect it in the first place.***

***On Motion by Member Hale to deny item number 2. Member Griner seconds the motion.***

***Member Griner stated to Mr. Garlick that he understands the reasoning behind the request, however, you can't ignore the neighboring owner's objections. Mr. Garlick replied that he is withdrawing the requests and the owners can install the seawall 10 feet back and assumes no one else has a hardship.***

3. Consideration of a request to construct a 6' x 75' vinyl and concrete seawall 50 feet from the Mean High Water and 10 feet into both side setbacks with approximately 180 cubic yards of fill landward on property lying in Section 5, Township 7 South, Range 1 West, 1223 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Roger Crowson, Agent for Robert & Lisa Zborowski.

***Ms. Kelly states the County has no objections and no objections were filed by adjacent property owners. As discussed with County Attorney, Michael Shuler, and County Planner, Mark Curenton, they requested photos of erosion. They are not requesting a variance into Critical Habitat Zone, but only 10 feet into both side setbacks and to place 80 cubic yards of fill landward of the seawall. The adjacent neighbor has a seawall as well and the other neighbor will be possibly requesting a seawall in the future for protection due to the fact Hurricane Michael destroyed the home. Member Hale inquires if they are putting this around it to protect the structure of the foundation? Ms. Kelly confirmed, yes. Chairman Millender inquired if there were any questions from board? Member Griner asked what the neighbors have? Mr. Crowson confirmed they have wooden revetments.***

***On motion by Member Hambrose, seconded by Member Hale, and by unanimous vote of the board present, it was agreed to recommend item 3 to the Board of County Commissioners for approval.***

4. Consideration of a request to construct a 5' x 90' foot vinyl and concrete seawall 60 feet from the Mean High Water and 10 feet into both side setbacks with approximately 80 cubic yards of fill landward on property described as Lot 34, Penn Point, Unit 7, 1035 Gulf Shore Boulevard, Alligator Point, Franklin County, Florida. Request submitted by Roger Crowson, Agent for Matthew Zaloumis.

***Ms. Kelly stated the County has not received any objections and the County does not object. They are going from lot line to lot line. Ms. Kelly presented a Google map view after Hurricane Michael. The neighbors have a protective feature and they are requesting to tie into that. Mr. Crowson stated they are also applying to build a house.***

***On Motion by Member Griner, seconded by Member Hambrose, and by unanimous vote of the board present, it was agreed to recommend item 4 to the Board of County Commissioners for approval.***

***The Board Members requested to do a blanket approval for items 5-9 due to the similarities.***

5. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 22, Dog Island Subdivision, Unit 1 Unrecorded, 858 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for John & Jennifer Bueltel.
6. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 2, Block 4, Unit 1 Unrecorded, Dog Island subdivision, 938 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for Michael & Robin Nix.
7. Consideration of a request for a 25 foot variance from the well to the septic tank. (To meet the minimum State requirement.) The property is described as Lot 111, Unit 1 Unrecorded, Dog Island Subdivision, 512 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Randy Cannon, Agent for Barton & Shelly Milligan.
8. Consideration of a request for a 25 foot variance from the well and septic. (To meet the minimum State requirement.) The property is described as Lot 15, Unrecorded Subdivision, 886 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Rosanne Wood & Peter Kreis, Owners.
9. Consideration of a request for a 25 foot variance from the well and septic tank. (To meet the State requirement.) The property is described as Lot 16, Unrecorded Dog Island, 882 Gulf Shore Drive, Dog Island, Franklin County, Florida. Request submitted by Richard Grape, Owner.

***Ms. Kelly stated for Items 5-9 the Board of County Commissions had requested to meet the State's standards of 75 feet from well to septic and the County's higher standard is 100 feet. The Board of County Commissioners requested to review the requests case by case. The 5 variance requests are for 25 feet from well to septic. The County does not have any objections. Member Hale inquired if they are shallow wells? Mr. Cannon confirmed yes.***

***On Motion by Member Hale, seconded by Member Griner, and by unanimous vote of the board present, it was agreed to recommend items 5-9 to the Board of County Commissioners for approval.***

10. Consideration of a request to construct a vinyl retaining seawall 35 feet into the Critical Habitat Zone and 10 feet into both side setbacks with a 15' wingwall on the west side and a 12' wingwall on the east side. The property is described as 193 Harbor Circle, Alligator Point, Franklin County, Florida. Request submitted by Larry Joe Colson, Agent for Bruce & Alejandra Stinson.

***Ms. Kelly confirmed the County does not object to this project and has not received any objections. Mr. Colson submitted proof of erosion in pictures. Ms. Kelly stated that the seawall needs to be flush with the adjoining seawalls and place rocks on the waterward side as well. Member Griner inquired if it is going to lock in with each other? Mr. Colson, confirmed that the proposed seawall will be flush with the adjacent seawalls.***

***On Motion by Member Hambrose, seconded by Member Hale, and by unanimous vote of the board present, it was agreed to recommend item 10 to the Board of County Commissioners for approval as submitted with the addition of rocks being placed on the waterward side of the seawall.***

11. Consideration of a request to construct a rip rap retaining wall 46 feet into the Critical Habitat and 10 feet into both side setbacks. The property is described as Lot 5, Treasure Cove, 1211 East Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Larry Joe Colson, Agent for The Carol M. Grates, applicant.

***Ms. Kelly confirmed the County has no objections to this project and has not received any objections. Mr. Colson stated they are only protecting what is left of the property because the property eroded about 30 feet. Mr. Colson stated that the adjacent properties do not have a seawall and confirmed that at the end of the dock, they lost about 30 feet of property.***

***On Motion by Member Hale, seconded by Member Griner, and by unanimous vote of the board present, it was agreed to recommend item 11 to the Board of County Commissioners for approval.***

No further business to discuss, it was agreed to adjourn at 10:37 a.m.

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Vance Millender, Chairman

ATTEST:

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Amy M. Kelly, Zoning Administrator