

FRANKLIN COUNTY
ADVISORY BOARD OF ADJUSTMENT MINUTES
WEDNESDAY, OCTOBER 2, 2019 10:00 AM
FRANKLIN COUNTY COURTHOUSE ANNEX
34 FORBES STREET, APALCHICOLA, FLORIDA



PLEASE NOTE: THE ADVISORY BOARD OF ADJUSTMENT MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANTS ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATIONS OF THE ADVISORY BOARD OF ADJUSTMENT OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

Commission present: Vance Millender- Chairman, Larry Hale, Mitch Griner.

Commission Absent: Gill Autrey

1. Approval of the minutes of the meeting held, Wednesday, September 4, 2019 as mailed.

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

2. Consideration of a request for a 15 foot variance off of Magnolia Street to construct a garage on an existing slab. Located at 605 Alligator Drive lots 5 & 6, block 1, Sun & Sands, unit 2. Request submitted by Thomas Wiegand, applicant.

Per Amy Kelly there is an existing slab. The County has no objection.

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

3. Consideration of a request to construct a Lumber Tree 20 foot into the west side property line off of South Franklin Street on property described as 268 Highway 98, Eastpoint Franklin County, Florida. Request submitted by Oliver Sperry Renovations and Construction, Inc. agent for Taylor's Building Supply, applicant.

Per Amy Kelly no objections from the County.

Member Hale asked if the building out be open on all sides.

Ken Fish stated there will be a covered roof on the street side.

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

4. Consideration of a request for a 5 foot variance into the Critical Habitat Zone to construct a 1343 sq. ft. single story home. Located at 37 Carousel Terrace lot 2, Holiday Beach, Unit 1. Request submitted by Wayne & Susan Johnson, applicant.

Per Amy Kelly the County Commission made a motion in 2002 about development in the Critical Habitat Zone limiting the footprint of the house to 1,000 square feet. So we should not allow anything over 1,000 square feet. If they went into the front setback they wouldn't be limited to 1,000 square feet. Franklin County doesn't recommend.

Mr. Johnson stated their issue is the adjacent neighbor has a septic tank on our lot. It has been there for 30 years and we didn't want to force them to relocate it. The shape and size of the lot makes it hard to position the house. The frontage of the property is ½ the size of the rear. Didn't want to build so close to the neighbors house because of a fire hazard. Policy says 1,000 square feet but that isn't big enough for our family.

Per Amy Kelly policy has been in place for 17 years and we have not permitted any other homes within the Critical Habitat with a footprint larger than 1,000 square foot. They have the option to build two stories.

Mr. Johnson stated two stories to too expensive for them. With a 5ft variance into the Critical Habitat Zone they would still be further away from the water than most of their neighbors. Builders recommend septic to be in the front.

Per Vance Millender it wouldn't be fair to allow this with the precedent that was set 17 years ago.

Amy Kelly stated that with an aerobic system you can be within five feet of the property line and 75 feet from mean high water.

Member Griner mentioned them dropping the 1,000 square foot.

Member Larry Hale stated they need to speak with the Health Department. The Health Department may recommend that the neighbors relocate their septic tank.

On motion by Member Millender, seconded by Member Griner and by the unanimous vote of the board present it was agreed to recommend this item to the board of County Commissioners for approval.

With there being no further discussion, it was agreed to adjourn at 10:31 a.m.

Amy Kelly

Vance Millender- Chairman

