



FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING

FORT COOMBS ARMORY MEETING ROOM- 66-4TH STREET, APALACHICOLA, FL 32320

FEBRUARY 05, 2020

10:00 AM

MINUTES

Commission present: Ben Houston, Mitch Griner, Vance Millender (Chairman) Larry Hale.

Commission absent: Gill Autrey

Approval of the Minutes- December 4, 2019, as mailed.

On motion by Member Griner, seconded by Member Houston and by the unanimous vote of the board present it was agreed to approve the minutes contingent upon changing the date.

Variance Requests

1. Consideration of a request to construct a 1,628 square foot house 13 feet into the Critical Habitat Zone on property described as Lots 7, 8 & 9, Unrecorded Pine Log Creek Subdivision, 130 Pine Log Drive, lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Charles Oxendine, agent for Deborah Clifford, applicant. (This item was tabled at the December 2019 BOA Meeting and has resubmitted the same site plan)

Per Amy Kelly, Mr. Oxendine submitted the same site plan as he previously submitted. Per County regulations if within the Critical Habitat Zone set backs the footprint of the house is limited to 1000 sq. ft. This proposed house exceeds. If they removed the proposed porches from within the Critical Habitat Zone then they could construct a deck instead.

Vance Millender: There is a little over three acres.

Per Mr. Oxendine: The previous owners had three houses on this parcel. The owner has considered not covering the porch. However, either way we alter the porch we are still within the Critical Habitat Zone.

Member Griner asked if there was a County Right of way there.

Per Mr. Oxendine we can not move the house up. We have moved it to the back as far as we can.

Amy Kelly recommended them asking for a variance into the side setback instead.

Motion failed due to lack of unanimous vote.

Yay: Larry Hale, Vance Millender.

Nay: Mitch Griner, Ben Houston.

2. Consideration of a request to extend an existing seawall an additional 33 feet towards the east and 28 feet into the Critical Habitat Zone on property described as Lot 17, Block U, Lanark Beach, Unit 1, 2284 US Highway 98 East, Lanark, Franklin County, Florida. Request submitted by Pamela and William Brown, applicant.

Per Amy Kelly we have one letter of objection from a neighbor (Chambers.) After this extension the dock will still not be out any further than the neighboring docks.

Mrs. McDaniel stated there are two trees that came down due to erosion after the hurricane. We will be using rock that matches the existing.

On motion by Member Hale, seconded by Member Houston.

With there being no further discussion it was agreed to adjourn at 10:32 a.m.

Amy Kelly

Vance Millender