

The Franklin County Board of Adjustment met in regular session on Wednesday, March 1, 2006, at 9:00 a.m. in the Franklin County Courthouse.

PRESENT:	Billy Granger	Vice-Chairman
	Richard Harper	Member
	Joe Hambrose	Member

ABSENT:	Vance Millender	Chairman
	Bryant Hand	Member
	Mike Schneider	Member

The meeting was called to order by Vice-Chairman Billy Granger, who thereafter presided. On motion by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to approve the minutes of the meeting held on February 1, 2006, as mailed.

Ms. Rachel Ward informed the members that both items number one and five had been removed from the agenda at the owners request.

The Board Members then heard a request for reconsideration of a variance to construct an addition to an existing dwelling 10 feet into the Critical Habitat Zone and 5 feet into the side setback line on property described as Lot 81, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida. The request was submitted by Eugene and Rebekah Rivers, owners.

Ms. Ward explained that this variance had been issued previously and had expired before the work could be done. The neighbor on the side where the variance is requested was present at the meeting and spoke in favor of the variance request. There was some discussion regarding the existing dwelling. Ms. Ward explained that there was really no other direction for the homeowner to build because of the setbacks already imposed on the lot. On motion by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend this variance request be re-approved.

The board then heard a request for a variance to construct a seawall with riprap within the CHZ on property described as 2142 US Highway 98, lying in Section 35,

Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. The request was submitted by Deer Partners LLC, owners.

Ms Ward explained that this would be an extension to the seawall previously permitted along this area on Highway 98 which has been the source of much controversy. She went on to explain that the controversy is over the height of “The Wall” as it has become known.

Dan Garlick, agent for Deer Partners, LLC, said he had conferred with Mike Dombrowski, the Coastal Engineering Consultant for Franklin County, who had told him essentially that building a rock revetment does not affect the adjoining property like building a seawall does. He stated emphatically that Deer Partners is building a rock revetment in front of a retaining wall, not a seawall.

In rebuttal, Mr. Robert Routa, attorney for Mr. Hardee, the adjoining property owners, presented a diagram showing the impact of seawall and erosion on the adjacent property. He explained this study had been done by the Corps of Engineers.

Mr. Garlick explained that the property to the west of the project location is owned by the state and the revetment would not impact the property to the east.

Barbara Sanders, Attorney for Deer Partners, LLC, directed several questions to Mr. Routa regarding the diagram and the location of the study.

Mr. Robert Aikens with Deer Partners stressed the fact that this is a retaining wall and not a seawall. He said the ground at 2142 is already high. Ms. Rachel Ward with the Building Department asked the difference be noted between a retaining wall and a seawall. She noted that the Application for Variance stated seawall.

Mr. Barney Crutchfield spoke in favor of “The Wall”. He said it is needed to protect the property and the highway.

Ms. Ward said that she was not sure that Deer Partners had proven that there would be no adverse effect on the adjoining property.

After much discussion and on motion by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend

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to the County Commission that this request for a variance to extend “The Wall” , be denied.

There being no further business, the meeting adjourned at 9:50 a.m.

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Vance Millender, Chairman

ATTEST:

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Rachel L. Ward, Zoning Administrator