

The Franklin County Board of Adjustment met in special session on April 27, 2006, at 9:00 a.m. in the Franklin County Courthouse Annex.

PRESENT:	Vance Millender	Chairman
	Billy Granger	Vice Chairman
	Bryant Hand	Member
	Richard Harper	Member
	Joe Hambrose	Member

The first item on the agenda was consideration for a variance to extend a retaining wall with rip rap revetment within the Critical Habitat Zone 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 owner.

Attorney Barbara Sanders opened the presentation with an overview of the project. She told the Board Members that she felt both, Deer Partners, LLC and The Hardees, the adjoining property owners, had done as instructed by the Board to get together and try to work out a compromise.

Ms. Sanders stated that she thought there were three main areas of concern:

- The protection of the property,
- The run-off before the wall, and
- The run-off after wall construction.

Ms. Sanders stressed that the extension of the retaining wall would increase the protection of the land as well as improve storm water run-off. She also requested that steps leading to the beach area be approved as part of the original variance request.

Mr. Tony Huber, with Huber Engineering Company, presented drawings indicating both pre and post construction run-off. He stated the run-off would be enhanced by the construction of the retaining wall. He asked to have these drawings entered into the minutes.

Mr. Robert Aikens presented pictures of the portion of the wall which has been constructed. He assured the members that the wall was built above and beyond what was required.

Ms. Linda Miniciello spoke as a concerned citizen and homeowner from the area. She expressed much concern with the development in the area. Ms. Miniciello voiced concern that the retaining wall would increase erosion to surrounding property owners. She urged the members to consider the year round residents in their final decision.

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Barbara Sanders noted that it is the board's objective to plan for future development. She argued that the board should also consider the needs of the developers as well as the year round residents.

Much discussion followed from various members of the audience. Mr. Keith Hardee, representing the adjoining property owners, spoke in favor of extending the wall. He explained that his family and Deer Partners had worked out their differences and was now in agreement that the wall should be extended.

The consensus of the members was that the retaining wall should not be extended. However, Mr. Vance Millender disagreed with the other members stating he felt the wall did a lot to help protect the road as well as the property. He said he thought the wall was a much needed improvement.

After much discussion and on motion by Member Hambrose, seconded by Member Hand and by the following vote, it was agreed to deny this request to extend the seawall at 2142 US Highway 98, east of Carrabelle.

YEA: Billy Granger  
Bryant Hand  
Richard Harper  
Joe Hambrose

NAY: Vance Millender

The next item on the agenda was consideration to extend the retaining wall with rip rap revetment within the Critical Habitat Zone on property described as 2134 and 2140 US Highway 98, lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. The request was submitted by Ralph E. and Catherine S. Hardy, owners.

Mr. Keith Hardee spoke for his parents. He explained that his parents are working independently of Deer Partners. He said the retaining wall is desperately needed to protect his parent's property from further erosion. Mr. Hardy explained that his family could not afford to have the matter tabled again. He said the hurricane season is approaching and the construction needs to be completed prior to hurricane season. Mr. Hardy expressed that his family had done everything the Board Members had suggested to work things out with Deer Partner's. He expressed frustration and told the members that his family was "at their witt's end" and was not sure what to do at this point. Mr. Hardy said they would do whatever the board suggested, including moving the retaining wall landward, if necessary.

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Again, after discussion and on motion by Member Grainger, seconded by Member Harper, and by following vote, it was agreed to deny this request for retaining wall with rip rap revetment at 2134 and 2140 US Highway 98, Carrabelle.

YEA: Billy Granger  
Bryant Hand  
Joe Hambrose  
Richard Harper

NAY: Vance Millinder

At this time Barbara Sanders asked the board members to re-consider their vote on the first item on the agenda for Deer Partners, LLC. The request died for lack of a motion. She then asked the members to at least consider allowing steps from the observation decks to the beach. She stated it was part of the original request, but was not spelled out in the advertisement.

On motion by Member Granger, seconded by Member Harper, and by the following vote of the members present, it was agreed to deny this request to approve the steps from the observation decks to the beach:

YEA: Billy Granger  
Richard Harper  
Bryant Hand  
Joe Hambrose

Nay: Vance Millender

There being no further business, the meeting adjourned at 11:00 a.m.

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Vance Millender, Chairman

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ATTEST

