

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, February 13, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Tony Millender	Chairman
	Larry Perryman	Vice Chairman
	John Murphy	Member
	Gayle Dodds	Member
	Mary Lou Short	Member
	William Laine	Member
	Bob Landiss	Member
	Roy McLeod	Alternate
ABSENT:	Steve Davis	Member
	Arnold Tolliver	Alternate

The meeting was called to order by Chairman Millender at 6:30 p.m. on Tuesday, February 13, 2007, who thereafter presided.

1- Approval of the minutes of the meeting held January 9, 2007, as mailed.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend the minutes of the meeting held Tuesday, January 9, 2007, as mailed.

2- Review of the January Monthly Building Report.

Alan Pierce, Director of Administrative Services, stated that the new system has some complications, therefore the Monthly Building Report has not been generated, however there was a report generated showing the number of houses permitted since October 2006 is a total of 11.

3- **CRITICAL SHORELINE APPLICATIONS:**

- (A) Consideration of a request to construct a Single Family Private Dock on Tract 1, 229 River Road, Carrabelle, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Nancy Kane, applicant.
- (B) Consideration of a request to construct a Single Family Private Dock on Lot 14, 1491 Highway 98, East of Eastpoint, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by Paul Osterbye, agent for S & P.N.B., LLC, applicant.

In brief discussion of this item, Mr. Osterbye stated that this would be only for canoes and kayacks, no boats will be moored.

- (C) Consideration of a request to construct a Commercial Fishing Pier at "The Sands North" 3186 US Highway 98 East, Lanark, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by Larry Joe Colson, agent for Sands North, LLC, applicant.

This will be a private commercial fishing pier strictly for the residents at Sands North. No boats will be moored there.

- (D) Consideration of a request to construct a Multi-Family Pier located at US Highway 98, St. Teresa, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Dennett Rainey, applicant.
- (E) Consideration of a request to construct a Single Family Residential Pier at 931US Highway 98, Eastpoint, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Paul Lowe, applicant.
- (F) Consideration of a request to construct a Single Family Dock at 113 North Bayshore Drive, Eastpoint, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for John Hosford, applicant.

- (G) (AMENDED) Consideration of a request to construct a Single Family Residential Pier at 881 US Highway 98, Eastpoint, Franklin County, Florida. This application has state and federal permits and meets the Franklin County Dock Ordinance. Request submitted by GEA, Inc, agent for Paul Lowe, applicant.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission Present, it was agreed to recommend items (a), (b), (c), (d), (e), (f) and (g) of the Critical Shoreline Applications to the Board of County Commissioners for approval.

4- SKETCH PLAT APPROVAL:

- (A) Consideration of a request for Sketch Plat approval of a 9 lot subdivision named "Summerwood" located on a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dale Anderson, applicant. (Contingent upon the Small Scale Land Use Change). (See the large map for this area, it is north of Eastpoint at the Franklin County line.)

This item was withdrawn from the agenda.

- (B) Consideration of a request to subdivide a 32.38 acre parcel lying in Section 20, Township 8 South, Range 6 West into phases, this being phase 1 a 10 lot subdivision tentatively known as "Watkins Glen", Eastpoint, Franklin County, Florida. Request submitted by J. Ben Watkins, applicant.

In brief discussion of this item, Mr. Pierce stated that he was in favor of this because it would be used for affordable housing. Mr. Pierce stated that he suggested to Mr. Watkins that he do this project in phases and to cluster the lots so that it would be third acre lots and have a minimum of 15,000 square footage. Mr. Pierce stated that there would be a 60 foot right of way and they would be dedicated to the county and would be accessible for fire trucks. Mr. Pierce stated that they have verbal confirmation that water and sewer would be provided for this project.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to recommend item (4b) to the Board of County Commissioners for approval.

5- FINAL PLAT APPROVAL:

- (A) Consideration of a request for Final Plat approval for "Heron Walk Harbor" a 9 lot subdivision lying in Section 32, Township 6 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by GEA, Inc, agent for Walter J. Armistead, applicant.

Mr. Pierce state that this project hasn't changed it's a nine lot subdivision and has a 60 foot right way. Mr. Pierce went on to say that the lots would be serviced by wells and septic tanks.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend item (5a) to the Board of County Commissioners for approval.

- (B) Consideration of a request for Final Plat approval for "The Bluffs at St. Teresa" a 6 lot subdivision lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by GEA, Inc, agent for Dennett Rainey, applicant.

In brief discussion of this item, Mr. Pierce stated that this was a standard 6 lot subdivision and has a privately maintained 40 foot access easement and the access issues with the Landings have been resolved.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend item (5b) to the Board of County Commissioners for approval.

6- SITE PLAN APPROVAL:

- (A) Consideration of a request for Site Plan Approval for a 90 bed nursing home facility to be located at the terminus of Crooked River Road, North of St. James, Franklin County, Florida. Request submitted by Inovia Consulting Group (Jim Waddell), agent for AHI, LLC, applicant.

In discussion of this item, Mr. Pierce stated that this project would be just past the road that leads to the Crooked River Grill and where the pavement ends, it would be on the east side of Crooked River Road. This project is located at the old anawakee site. Mr. Pierce stated that this project is suitable for the zoning and location, however there were some concern about the flood zone and the possibility of a buffer for the adjoining residential property. Russell Large, agent for Inovia Consulting Group, stated that the applicant was proposing a 20 foot buffer composing of natural and landscaped vegetation. Mr. Large stated that the certificate of need has been signed and that this project would look more like a home rather than a hospital. Mr. Large went on to say that once approve the applicant has a pretty aggressive schedule in place to start sometime mid-march. Member Dodds was concerned whether this facility would have a rehabilitation center. Mr. Large stated they would facilitate that. There was some concerns about the golf course and the golf cart traffic in the midst of the regular and increased traffic and if the developer would make adequate signage for their protection. Mr. Large stated that would be done. There was some questions concerning the ownership and the informing of the adjacent lot owners of this project before final approval. Mr. Pierce stated that there wouldn't be any notice to the adjacent property owners that it would be up to the real estate agent to inform the interested parties of the nursing home. Mr. Pierce stated that Freda White has given her recommendation for this project. Chairman Millender asked if the developer would consider a larger buffer possible closer to 30 feet. Mr. Large stated that the applicant had no problem agreeing to that request.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval with a 30 foot buffer.

YEAS: Member Dodds
Member Laine
Member Short
Chairman Millender
Vice Chairman Perryman
Member Landiss
Alternate McLeod

NAYS: Member Murphy

7- RE-ZONING REQUESTS:

- (A) Consideration of a request to re-zone 5.37 acre parcel lying in Sections 7 & 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida from R-3 Single Family Estate Residential to R-1 Single Family Residential. Request submitted by GEA, Inc, agent for Robert Franco, applicant.

On motion by Member Short, seconded by Member Dodds and by the commission present, it was agreed to recommend item (7a) to the Board of County Commissioners for approval.

- (B) Consideration of a request to re-zone 4.47 acre parcel lying in Section 29, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from R-1 Single Family to R-1A Single Family Subdivision. Request submitted by GEA, Inc, agent for Lou Davis (Pelican Harbor) applicant.

In brief discussion of this item Mr. Pierce stated that the bulk of the property south of CC Land Road and would have water and sewer available to the property. Dan Garlick, Garlick Environmental Agent, stated that there would only be one access off of 98 for the three lots fronted on Highway 98. Member Murphy asked about the lot sizes adjoining this parcel. Mr. Garlick stated that the lots adjoining are similar in size to what is requested, Mr. Pierce agreed.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item (7b) to the Board of County Commissioners for approval.

8- SMALL SCALE LAND USE CHANGES:

- (A) Consideration of a request for a Small Scale Land Use Change as provided in F.S. 420.615, which allows a density bonus associated with the donation of land for affordable housing using the Small Scale Land Use Change process for property west of the Apalachicola Municipal Airport. Request submitted by DSW Holdings, LLC, applicant.

In discussion of this item, Mr. Pierce noted that this project as requested is the first request in the State of Florida. Mr. Pierce went on to say the State Legislature through Florida Statutes has given the permission to grant affordable housing through a small scale land use change and given the developers incentives to allow the developer to go through a less stringent review. But in order to do so the developer would have to donate a portion or acreage of land to Franklin County for affordable housing. Mr. Pierce stated that at this time, the developer has proposed to give the county 37 acres to the County for affordable housing. Mr. Pierce stated that there are a total of 775 acres and of those acres there will be 250 units proposed. Rachel Ward, stated that there is an easement provided located on highway 98. Member McLeod questioned Mr. Pierce about what the county would do with the land once it was acquired. Mr. Pierce stated at this time it was too early to tell, but regardless it would be used for affordable housing whether in a land trust or some other way. Ms. Ward stated that the property has had a wetland delineation and it lies in an X zone and an unrated A zone. Member Murphy questioned Mr. Pierce as to whether the county was up for such a challenge. Mr. Pierce stated that there is a local citizens group, possibly the county would rely on these competent, diverse committees to help decide how to go through the process.

On motion by Member Short, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item (8a) to the Board of County Commissioners for approval.

- (B) Consideration of a request to re-zone of a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint (Liberty County Line), Florida from R-6 Rural Residential to R-3 Estate Residential and a Small Scale Land Use Change from Rural Residential to Estate Residential. Request submitted by John and Goldie Harris, applicants.

In brief discussion of this item, Mr. Pierce stated that this property was surrounded by other properties with same zoning requested. Member Murphy questioned if Franklin County or Liberty County would be responsible for fire safety issues. Mr. Pierce stated that Sumatra has a volunteer fire department that would respond if necessary.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (8b) to the Board of County Commissioners for approval.

- (C) Consideration of a request to re-zone Lot 4, Block 7, David Brown Estates, Eastpoint, Franklin County, Florida from R-1 Single Family Residential to C-4 Commercial/Residential and a Small Scale Land Use Change from Residential to Commercial. Request submitted by David Cash, applicant.

In brief discussion of this item, Mr. Pierce stated that this lot is surrounded on three sides by commercial and he recommended the change.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend item (8c) to the Board of County Commissioners for approval.

- (D) Consideration of a request to re-zone 10 acre parcel described as Lot 14 & 15 Emerald Point, Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-1 Single Family Residential and a Small Scale Land Use Change from Rural Residential to Single Family Residential. Request submitted by Paul Osterbye, applicant.

Mr. Pierce stated that this project was delayed previously due to the Comp Plan being in dispute. Mr. Pierce went on to say that this was going to be a 10 lot subdivision cluster with one access road off of highway 98.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (8d) to the Board of County Commissioners for approval.

- (E) Consideration of a request to re-zone a 10 acre parcel lying in Section 25, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-6 Rural Residential and a Small Scale Land Use Change from Agricultural to Rural Residential. Request submitted by Paul & Jean Renard, applicant.

In much discussion of this item, Mr. Pierce stated that there are three requests on the agenda for this area, and they are all imbedded in forestry land off of Hickory Hammock Road, there are some private and some county maintained roads. Mr. Pierce stated that most of the ownership in that area owns at least 40 acres and the Home Owners Association has its own private rules. Mr. Pierce went on to say that there are thirty acres up for small scale land use change and only three houses to benefit, and if we approve these the we would be setting a precedent and how many more would be requesting the same in the future. Paul Renard, property owner, stated that he understood the situation it was putting the county in, but he had retired and had his retirement home built on this property and having some unforeseen problem with the contractor, he is now forced to sell 10 acres of this property in order to pay off the liens due to contractor's unworthiness, which is being settled in court and with the Franklin County Contractor's Licensing Board. Jan Stoutamire had concerns of her property being a different case as well, being she owns 65 acres on one side of the road and 25 on the other side and would like to sell the property on the other side of the road and only have two houses for each parcel, same density, just able to sell off only 25 acres legally. Aaron Wray stated that his was unique as well because his mother, Jeanne Bonds only owns 10 acres and can't do anything with it unless it is re-zoned. Member Dodds stated that in order not to set a precedent would be to look at each one separately and deal with it on individual basis. Member Short stated that the county needed to come up with some rules for 2008.

- (F) Consideration of a request to re-zone a 10 acre parcel lying in Section 23, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-6 Rural Residential and a Small Scale Land Use Change from Agricultural to Rural Residential. Request submitted by Jeanne Bonds, applicant.
- (G) Consideration of a request to re-zone a 10 acre parcel lying in Section 22, Township 6 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-6 Rural Residential and a Small Scale Land Use Change from Agricultural to Rural Residential. Request submitted by Lawrence and Jan Stoutamire, applicants.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items (8e), (8f) and (8g) to the Board of County Commissioners for approval.

- (H) Consideration of a request to re-zone a 7.5 acre parcel lying in Section 30, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from A-2 Forestry Agricultural to R-2 Single Family Mobile Home and a Small Scale Land Use Change from Agricultural to Residential. Request submitted by James B. and Carolyn A. Vitek, applicants.

Mr. Pierce stated that this property is surrounded by Residential on all sides and Mr. Vitek is asking to re-zone 7.5 acres at this time to R-2. Mr. Pierce stated he had no objection to this request.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (8h) to the Board of County Commissioners for approval.

- (I) Consideration of a request to re-zone a 10 acre parcel lying in Section 10, Township 8 South, Range 7 West, North of Eastpoint, Franklin County, Florida from A-2 Forestry Agricultural to R-3 Estate Residential and a Small Scale Land Use Change from Agricultural to Residential. Request submitted by George Mahr, applicant.

Mr. Pierce stated that he had no objection to the request, it was a request from the previous year.

On motion by Member Dodds, seconded by Member Laine and by the following vote of the commission present it was agreed to recommend item (8i) to the Board of County Commissioners for approval.

YEAS: Member Dodds
Member Laine
Member Short
Chairman Millender
Vice Chairman Perryman
Member Landiss
Alternate McLeod

NAYS: Member Murphy

- (J) Consideration of a request to re-zone a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint (Liberty County Line), Franklin County, Florida from R-6 Rural Residential to R-3 Estate Residential and a Small Scale Land Use Change from Rural Residential to Residential. Request submitted by Walter J. Armistead, agent for H. Jeff Vonier, applicant.

Mr. Pierce stated that he had no objection to this request.

On motion by Member Short, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item (8j) to the Board of County Commissioners for approval.

- (K) Consideration of a request to re-zone a 10 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint (Liberty County Line), Franklin County, Florida from R-6 Rural Residential to R-1 Single Family Residential and a Small Scale Land Use Change from Rural Residential to Residential. Request submitted by GEA, Inc, agent for Dale Anderson, applicant.

The item was withdrawn by applicant.

9- LARGE SCALE LAND USE CHANGES:

- (A) Consideration of a request to re-zone a 45.51 acres lying in Section 8, Township 7 South, Range 4 West, North of Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-1 Single Family Residential and a Large Scale Land Use Change from Agricultural to Single Family Residential. Request submitted by Gene Langston, agent.

In discussion of this item, Mr. Pierce mentioned that is located off of Kendrick Road. Access could be from Skipper Lane, but the developer has also purchased a lot that could provide access. Mr. Pierce stated that this was a 45.51 acre parcel that has a lot of wetlands on it. Mr. Pierce went on to say that the applicant is only requesting to cluster 9 lots total. Gene Langston mentioned that the project would use aerobic systems and some lots would possibly share and have wells and there will be no community pier.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item (9a) to the Board of County Commissioners for approval.

- (B) Consideration of a request to re-zone a 43.17 acre parcel lying in Sections 13 & 14, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agricultural to R-1 Single Family Residential and a Large Scale Land Use Change from Agricultural to Single Family Residential. Request submitted by GEA, Inc, agent for Dr. Shezad Sanaullah, applicant.

In brief discussion of this item, Mr. Pierce mentioned that this project consisted of 43.17 acres which has been reduced down to 15 acres, by applicant's request. Mr. Garlick stated that the other acreage consisted of wetlands and would place them in a conservation easement, but would use the existing road to access the river for the multi-family dock or pier. Mr. Garlick went on to say that they were planning to use aerobic systems and wells.

On motion by Member Dodds, seconded by Member Short and by unanimous vote of the commission present, it was agreed to recommend item (9b) to the Board of County Commissioners for approval.

- (C) Consideration of a request to re-zone an 86 acre parcel lying in Section 6, Township 7 South, Range 3 West, St. James, Franklin County, Floirda from Z-1 Public Facilities to Planned Unit Development (PUD) and a Large Scale Land Use Change from Public Facilities to Mixed Use Residential. Request submitted by PBS & J, Mike Scibelli, agent for Florida Panhandle Investments, LLC, applicant.

In much discussion of this item, Mr. Pierce stated that this project would be east of the golf course and just west of the nursing home project. Mr. Pierce went on to say that this project is going to be a mixed use zoning because it will have some commercial, residential and other types of entities. Mr. Pierce mentioned that the main concern would be the clarity of the commercial. Member Dodds questioned whether sewer and water could be an issue. Mr. Pierce stated that St. James Bay had to donate a number of cots to the American Red Cross due to the evacuation needs and Franklin County not having shelters, so it is possible that they may request that the developers donate to the American Red Cross for that purpose as well. Mike Scibelli mentioned that this was the old Camp Gordon Johnston site. Mr. Scibelli went on to say that there were several options pending such as, assisted living facilities, mix of rental housing, cottages, town homes, apartments, and fee simple ownership. Mr. Scibelli stated that there isn't a

big commercial component at this time. Mr. Scibelli went on to say that this would not be considered affordable housing, but would not exceed the moderate affordability for Franklin County based on the Florida Housing rulings. Mr. Pierce stated that there would be a transmittal to DCA and may have to mitigate on the evacuation details, DCA would look at this project for 4.3 units per acre and is compatible to schools, nursing homes, residential neighborhoods and commercial. Mr. Pierce stated that there would be a concern of whether this development could satisfy the market and if it is a need.

On motion by Member Dodds, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to bring this back on the March 13, 2007 Planning & Zoning Agenda for further review.

10- COMP PLAN TEXT AMMENDMENTS:

- (A) Application to Amend the Franklin County Comprehensive Plan. The proposed amendment involves a text change to the Future Land Use Element Policy 2.2(g) regarding the intensity of development allowed in areas designated as Commercial in the Future Land Use Maps (FLUM). The proposed amendment is to increase the intensity standard in a very small area designated as Commercial is St. George Island. Request submitted by Marina G. Pennington, agent/applicant.

In much discussion of this item, Mr. Pierce stated that the developers made this proposal based on some of the same aspects as Phoenix Harbor, such as the AWT system. Mr. Pierce mentioned that the developers are proposing an AWT system and a stormwater treatment facility that would not affect the bay. Mr. Pierce went on to say that the developer owns all of Block 6 East and has had the alleys abandoned and gives it the extra 2.8 acres. Olivier Monod, owner, mentioned that they were interested in going from a 1.0 Floor Area Ration (F.A.R.) to a 2.0 F.A.R. Mr. Monod went on to say that this project has been in the works for some time, we would like to see it be developed into a true mixed use, where there are commercial downstairs and residential units upstairs. Mr. Monod stated that he did not want to develop a block of shotgun houses and this development would not consist of transient rentals. Mr. Monod went on to say that there would be underneath parking. Mr. Pierce stated that he was unsure as to whether it would meet the required parking standards. Mr. Pierce stated that as the zoning stood that St. George Island is in a Coastal High Hazard Area and that with the additional land would only be able to develop 37 residential units includes alleys. Member Dodds questioned as to whether the developer would keep the height at 35 feet. Mr. Monod stated that all codes and requirements would be met and would go by the book. Member Short stated that in all the storms she had encountered on St. George Island this property has never flooded and that there are no wetlands on the property. Mr. Monod stated that some of the amenities would include, but not limited to a restaurant, day spas, and shopping facilities.

It was agreed by the commission to review item (10a) at the March 13, 2007 meeting.

- (B) Application to Amend the Franklin County Comprehensive Plan. The proposed amendment involves a text change to the Future Land Use Element Policy 8.8 and 8.10 regarding the intensity standards in the Eastpoint Urban Service Area. Request submitted by Dirk Van Veen, agent for Growth Group, LLC, applicant.

In much discussion of this item, Mr. Pierce stated that at this time they are approved for 8 units per acre on part of the site and the developers would like a higher density. Mr. Pierce went on to say that there are a number of properties in Eastpoint with higher densities such as, Aaron's on the Bay, The old Hollenbeck trailer park and the property off of Begonia Street. Mr. Pierce mentioned that in a PUD the density is capped at 4.3 units per acre at the highest. Member Dodds, stated that there are a lot of poor people in Eastpoint, and I'm afraid this development could run them out, due to higher taxes and affordability. Member Dodds was also concerned about the evacuation efforts. Dirk Van Veen, developer, stated that they have had an evacuation study done and we have met the criteria. Mr. Pierce stated that if all people would cooperate in a timely manner it could be evacuated within 8-16 hours. There was a lot of concern about the tax base and it pushing the existing residents, and what is Franklin County going to do to protect them from being pushed out. Mr. Pierce stated that this project could be a cultural issue, being who is going to shop and purchase item at these shops, and who will be able to afford to. Mr. Van Veen stated that this development would employ hundreds of people, some will purchase the properties and run businesses from their commercial venture downstairs. Bruce Millender, developer, stated that there would be an open air seafood market that the commercial fisherman, shrimpers and oystermen could sell their catch. Mr. Pierce stated that at a previous date it was requested for high density, but the developer settled for lower density. Member Perryman stated that he has spoken with many of the residents and they were not opposed to the proposal. There were some audience members such as Hank Garrett and Pat Floyd stating that the Eastpoint Citizens are ready to create an identity for

themselves that would bring tourist to them for a change and to give them the chance to be front and center and not the boonies of Franklin County. Mr. Pierce questioned Mr. Garrett as to how many water and sewer taps were available for this development. Mr. Garrett stated that there were enough taps for the first and second phase and would work together to create more for this development along with others. Mr. Van Veen stated that they are working on a PUD, a materials palate, and has 28% of open space and has been clustered to have more open space for enjoyment. Member Short questioned the path this project would take. Mr. Pierce stated that the proposed amendment would go to DCA and there would be two public hearings before the adoption stage. Mr. Van Veen stated that the roads will have adequate turning radius for fire trucks to turn around and will have the best storm water system available and would have no run off going to the bay.

On motion by Member Short, seconded by Member Laine and by the following vote, it was agreed to recommend item (10b) to the Board of County Commissioners for approval.

YEAS: Member Dodds
Member Laine
Member Short
Chairman Millender
Member Landiss
Alternate McLeod

NAYS: Member Murphy

ABSENT FROM VOTE: Vice Chairman Perryman

There being no further business to discuss, it was agreed to adjourn at 10:45 P.M.

Tony Millender, Chairman

ATTEST:

Alan C. Pierce, Director of Administrative Services