

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, July 26, 2005, in the Franklin County Court House Annex.

PRESENT:	Mary Lou Short	Chairperson
	Gayle Dodds	Member
	William Laine	Member
	Steve Davis	Member
	Joseph Parrish	Member
	Tony Millender	Member
	John Murphy	Member
	Rose Drye	Member
	Roy McLeod	Alternate

ABSENT: William Key Member

- 1- Approval of the minutes of the meeting held, May 10, 2005, as mailed.

On motion by Member Davis, seconded by Member Laine, and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held May 10, 2005, as mailed.

- 2- Review of the Monthly Building Report for June 2005.

CRITICAL SHORELINE APPLICATIONS:

- 3- Benjamin & Kris Wilkenson to construct a Single Family Private Dock on Lot 8 Bre, Inc, 1460 Bay Front Drive, Alligator Point, Franklin County, Florida. This application meets all local and state ordinances. The dock will be 200' x 4' with an 8' x 20' platform and 2 uncovered boatlifts. Request submitted by Larry Joe Colson, agent for Benjamin and Kris Wilkenson, owner.
- 4- Russell Knapp to construct a Single Family Private Dock on Lot 1 Silent Waters, 2960 Highway 98 West, Carrabelle, Franklin County, Florida. This application meets all local and state ordinances. The dock will be 10' x 4' and have a 10' x 26' platform with one uncovered boatlift. Request submitted by GEA, Inc, agent for Russell Knapp, owner.
- 5- Steven Fling to construct a Single Family Private Dock at 676 Alligator Drive, Alligator Point, Franklin County, Florida. This application meets all local and state ordinances. The dock will be 88' x 4' dock and 12' x 20' platform. Request submitted by Steven Fling, owner.

On motion by Member Parrish, seconded by Member Laine, and by unanimous vote of the commission present, it was agreed to recommend items 3, 4 & 5 of the Critical Shoreline Applications to the Board of County Commissioners for approval.

RE-ZONINGS:

- 6- Consideration of a request to re-zone Lot 19, Deer Run Estates, 2626 Pinewood Avenue, Lanark, Franklin County, Florida from R-1 Single Family Residential to R-1A Single Family Subdivision. Request submitted by Larry Witt, agent for Branch Mahaffey, owner.**

There being much discussion of this item, Mark Curenton, Assistant County Planner, stated that the surrounding property is zoned R-1 Single Family Residential and meets all requirements to re-zone. Member Murphy stated that there have been several turned down in this area and this board needs to be consistent with the decisions made.

On motion by Member Dodds, seconded by Member Murphy and by unanimous vote of the commission present, it was agreed to deny this request.

- 7- Consideration of a request to re-zone Lots 1, 2, 3 & 4, Block 1 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Nick Yonclas, agent for Coastal Development Properties, L.C.**

On motion by Member Millender, seconded by Member Parrish and by unanimous vote of the Commission present, it was agreed to recommend item # 7 to the Board of County Commissioners for approval.

- 8- Consideration of a request to re-zone Lots 9, 10 & 11, Block 2 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Nick Yonclas, agent for Lee & Mary Noel.**

On motion by Member Davis, seconded by Member Laine and by unanimous vote of the Commission present, it was agreed to recommend item # 8 to the Board of County Commissioners for approval.

- 9- Consideration of a request to re-zone Lots 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, Block 3 East, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Commercial. Request submitted by Alice Collins, agent for E.H. Pitman Jr, owner.**

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the Commission present, it was agreed to recommend item # 9 to the Board of County Commissioners for approval.

- 10- Consideration of a request to re-zone Lots 5, 6, 7 & 8, Block 7 West, Unit 1, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Mixed Use Residential. Request submitted by James R. Payton, owner.**

On motion by Member Laine, seconded by Member Millender and by unanimous vote of the Commission present, it was agreed to recommend item # 10 to the Board of County Commissioners for approval.

Mr. Curenton advised the commission that there would be no public hearing for the Large Scale Land Use changes until after the comp plan is amended and the appeals are settled. Mr. Curenton stated that it could be some time around October or longer. Mr. Curenton also stated that there is a list of data in the comp plan land use goals and objectives that will need to be submitted prior to the land use change.

- 11- Consideration of a request to re-zone 43.17 acres lying in Section 13 & 14, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and Large Scale Land Use Change from Agricultural to Residential. Request submitted by GEA, Inc, agent for Shazad Sananullah, owner.

There being some discussion of this item, Mr. Curenton stated that this change would be from A-2 Forestry Agriculture to R-1 Single Family Residential. Mr. Curenton stated that this property is surrounded mostly by R-1 to the east. Dan Garlick, Garlick Environmental Associates, stated that there are 12 acres uplands and that they may choose to cluster to get about 15 lots and one multi-family dock. Mr. Garlick went on to say that the third acre lots would meet the setbacks and would have aerobic septic systems.

On motion by Member Laine, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend item # 11 to the Board of County Commissioner for approval contingent upon receiving the data to send to DCA.

- 12- Consideration of a request to re-zone 10.69 acre parcel lying in Section 23, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-1 Single Family Residential and a Large Scale Land Use Change from Rural Residential to Residential. Request submitted by GEA, Inc, agent for Paul Osterbye, owner.

In little discussion of this item, Mr. Curenton stated that this would go from R-6 Rural Residential to R-1 Single Family Residential. Mr. Garlick stated that this project would have one common drive, one multi-family dock, one pool, and one pond. Mr. Garlick stated that all data required for DCA is on file.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 12 to the Board of County Commissioners for approval contingent upon receiving the date to send to DCA.

- 13- Consideration of a request to re-zone a 20 acre parcel lying in Section 30, Township 5 South, Range 7 West, North of Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-3 Single Family Estate Residential and Large Scale Landuse change from Rural Residential to Residential. Request submitted by Aaron Wray, agent for Brook Vonier, owner.

Mr. Curenton stated that this property was bordered by the Liberty & Franklin County line and the Apalachicola National Forest and the railroad. Mr. Curenton stated that Walter Armistead had this property re-zoned in the past from A-3 to R-6.

On motion by Member Parrish, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend item # 13 to the Board of County Commissioners for approval contingent upon receiving the data to send to DCA.

- 14- Consideration of a request to re-zone a 10 acre parcel lying in Section 20, Township 5 South, Range 7 West, North of Eastpoint, Franklin County, Florida from R-6 Rural Residential to R-3 Single Family Estate Residential and Large Scale Landuse change from Rural Residential to Residential. Request submitted by Aaron Wray, agent for Brook Vonier, owner.

On motion by Member Parrish, seconded by Member Millender and by unanimous vote of the Commission present, it was agreed to recommend item # 14 to the Board of County Commissioners for approval contingent upon receiving data to send to DCA.

- 15- Consideration of a request to re-zone a 40 acre parcel lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture to R-1 Single Family Residential and a Large Scale Landuse change from Agriculture to Residential. Request submitted by GEA, Inc, agent for David Rovener/Metro Holdings LLC, applicant.

Mr. Curenton stated that this property was adjacent to the property just approved. Mr. Curenton stated that there was enough uplands toward the road for buildable lots.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 15 to the Board of County Commissioners for approval contingent upon receiving data to send to DCA.

COMMERCIAL SITE PLAN APPROVAL:

- 16- Consideration of a request for Commercial Site Plan approval to place eight residential units on Lots 23, 24, 25, 26, 27, 28, 29 & 30, Block 4 East, St. George Island, Franklin County, Florida. Request submitted by Turner Brock, agent for Coastal Flippers LLC, owner.

Mr. Curenton stated that this is a proposal of 8 houses on individual lots, all arranged on a central courtyard. Turner Brock, applicant stated that it would be sold as condo/townhouse with a Home Owners Association. Mr. Curenton stated that this was a much better site plan than before and has met the commissions request.

On motion by Member Davis, second by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 16 to the Board of County Commissioners for approval.

- 17- Consideration of a request for Commercial Site Plan approval and Special Exception for a 146 unit High Impact Hotel/Motel Condominium and Fish Camp Cottages known as "Big Fish Village" on an 11.45 acre parcel described as 897 U.S. Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Coastal Development Planning Company (Curtis Gwin), agent.

This item has been taken off until September 2005.

- 18- Consideration of a request for Commercial Site Plan approval for a 37 unit Condo/Hotel known as "Sands North" on an 1.91 acres described as 3186 U.S. Highway 98 East, St. James Island, Park, Franklin County, Florida. Request submitted by Eddie Bass of Moore Bass Consulting, agent.

In much discussion of this item, Mr. Curenton stated that this projected was located at the old Lorenzo site and meets all setbacks and would be on water and sewer. Mr. Curenton stated that he had concerns of the stacked parking and how it would work. The Civil Engineer stated that there would be stacked parking two parking spaces per unit and would also have 17 additional parallel parking spaces for overflow. The Planning and Zoning Commission members stated that they did not see any problem in allowing stacked parking.

On motion by Member Millender, seconded by Member Parrish and by the following vote, it was agreed to recommend this item to the Board of County Commissioners for approval.

YEA: Chairperson Short
Member Dodds
Member Davis
Member Millender
Member Drye
Member Laine

NAY: Member Murphy

- 19- Consideration of a request for Commercial Site Plan approval for “George’s Place” a 20 unit Multi-Family Residential development on a 4.66 acre parcel lying in Section 12, Township 7 South, Range 4 West, Lanark Beach, Franklin County, Florida. Request submitted by Varnum & Associates, (Luis Sernum) agent for the Camp Gordon Johnston, owners.

There being much discussion of this item, Mr. Curenton stated that it met all requirements. The Commission had many concerns about this project concerning the way it was approved by the Board of County Commissioners and whether the community was fully advised about all the details.

Member Davis made a motion to recommend item # 19 to the Board of County Commissioners, seconded by Member Laine. The vote on the motion was:

YEAS: Chairperson Short
Member Drye
Member Davis
Member Laine

NAYS: Member Dodds
Member Murphy
Member Parrish
Member Millender

There being a split vote, it was decided to send it on to the Board of County Commissioners to review this project.

- 20- Consideration of a request for Commercial Site Plan approval for “The Landings at Two Mile” a 40 unit development, one proposed Commercial Marine Building and Proposed Boat Landing, also known as 525 U.S. Highway 98 West, Apalachicola, Franklin County, Florida. Request submitted by Carroll & Associates, Inc.

There being much discussion of this item, Mr. Curenton stated that this project is located just west of the Seafood Reef. Member Davis had questions of the total acreage of the properties. John Carroll, applicant, stated that there were a total of 8 acres split in three different parcels. Mr. Carroll went on to say that he is willing to give a site on the bay to the county for a boat ramp, docking area, so long as he receives a tax credit. Member Dodds questioned the density of the property. Mr. Carroll stated that there would be a total of 40 units on this one project. Mr. Carroll stated that the project would have through roads and that there would be enough room for fire safety trucks. Mr. Curenton stated that this project would be on water and sewer and meets all requirements. Mr. Carroll stated that this project would keep the historical look of Apalachicola as you enter the county. Mr. Carroll stated that each unit would be around 2100 to 4200 square foot each and at this time did not have any estimation of cost per unit. There were many questions and concerns about how many phases would it take to complete the project and how soon it would commence. Mr. Carroll stated that the preliminary infrastructure would probably commence 90 days after Board of County Commissioners approval and would do 30 to 40 units at a time. Member Drye had concerns about density in the commercial district. Mr. Curenton stated that there is no density requirements in the commercial district and no link to square footage. Mr. Curenton stated that as long as the applicant met the requirements that were all they would have to do.

- 21- Consideration of a request for Commercial Site Plan approval for “Two Mile Landings” a 40 unit development, also known as 525 U.S. Highway 98 West, Apalachicola, Franklin County, Florida. Request submitted by Carroll & Associates, Inc.

On motion by Member Laine, seconded by Member Dodds stating for the record that the county is moving too fast in this type of development and that Franklin County doesn't have the infrastructure to handle the increased density. Member Dodds went on to say for the record that there are still some emergency issues to concentrate on especially after Hurricane Dennis. By the following vote of the commission present, it was agreed to recommend items # 20 & # 21 to the Board of County Commissioners for approval.

YEAS: Chairperson Short
Member Millender
Member Drye
Member Dodds
Member Davis
Member Laine
Member Parrish

NAYS: Member Murphy

In brief discussion, Mr. Carroll stated that he would be supportive of sharing the cost of impact. Member Dodds stated that developers should be more like Mr. Carroll to the point that, they are willing to share the costs of implementing to infrastructure. Chairperson Short stated that the Board of County Commissioners needs to implement impact fees to help with infrastructure.

- 22- Consideration of a request for Commercial Site Plan approval for a 21 Unit Resort/Hotel Building (3 Seven unit Buildings) on Property described as Section 14, Township 7 South, Range 4 West, Lanark Beach, Franklin County, Florida. Request submitted by GEA, Inc, agent for R.J. Mathews, owner.

In discussion of this item, Mr. Curenton stated that this was a request for Resort/Hotel combination on the west end of Lanark Beach. Mr. Curenton went on to say that they meet all the requirements. Mr. Garlick stated that this would consist of 3- 7 unit buildings all under one roof so that the stormwater runoff would run into one area. Mr. Curenton stated that there are 32 parking spaces required and the owner has purchased more property to create more parking.

On motion by Member Millender, seconded by Member Dodds, and by the following vote, it was agreed to recommend item # 22 to the Board of County Commissioners for approval.

YEAS:	Member Millender	NAYS:	Member Murphy
	Chairperson Short	ABSTAINED:	Member Laine
	Member Davis		
	Member Drye		
	Member Dodds		
	Member Parrish		

23- Consideration of a request for Commercial Site Plan approval for a Resort/Hotel on property lying in Section 12, Township 7 South, Range 6 West, Lanark Beach, Franklin County, Florida. Request submitted by GEA, Inc, agent for Pat Kinser, owner.

In brief discussion of this item, Mr. Curenton stated that this property is split between C-4 Commercial Mixed Use and R-1 Single Family Residential. Mr. Curenton went on to say that Section 170 (6) of the zoning code contains cover situations like this. There were a lot of concerns about the increased density the new condo/resort ordinance allows.

On motion by Member Laine, seconded by Member Drye, and by the following vote, it was agreed to recommend item # 23 to the Board of County Commissioners for approval.

YEAS:	Chairperson Short	NAYS:	Member Dodds
	Member Laine		Member Millender
	Member Drye		Member Murphy
	Member Davis		
	Member Parrish		

24- Consideration of a request for Commercial Site Plan approval for "Pelican Watch" a 12 unit condo style development on .918 acre parcel lying in Section 11, Township 9 South, Range 8 West, West of Apalachicola, Franklin County, Florida. Request submitted by Kemp/Lang Associates LLC, agent for The Seafood Reef Inc, owners.

In brief discussion of this item, Mr. Curenton stated that they met all their requirements. Mr. Curenton stated that in order to meet the setbacks they would need to get a variance for the patio or have it moved.

On motion by Member Millender, seconded by Member Parrish, and by the following vote, it was agreed to recommend item # 23 to the Board of County Commissioners for approval.

YEAS: **Chairperson Short**
 Member Drye
 Member Davis
 Member Dodds
 Member Parrish
 Member Laine

NAYS: **Member Murphy**

25- Consideration of a request for Commercial Site Plan approval for a 27 unit condo development located at 83 U.S. Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Adam Jones, agent for Diversified Executive Crestview LLC.

Mr. Curenton stated this property was zoned R-7 Multi-Family High Density and has already obtained water and sewer taps and a variance from the Board of Adjustments, meets density requirements and setbacks. Member Parrish reminded the commission that this development was in an Urban Service Area. Mr. Curenton stated that the developer is only adding one more unit than what was there previously.

On motion by Member Parrish, seconded by Member Millender and by unanimous vote of the commission present, it was agreed to recommend item # 25 to the Board of County Commissioners for approval.

26- Consideration of a request for Commercial Site Plan approval for “Carrabelle Beach North” a 30 unit development on a .76 acre parcel lying in Section 30, Township 7 South, Range 4 West, Carrabelle Beach, Franklin County, Florida. Request submitted by Carroll & Associates Inc.

In brief discussion of this item, Mr. Curenton stated that this was a .76 acre parcel and the site plan shows that they meet all requirements.

On motion by Member Dodds, seconded by Member Laine and by the following vote, it was agreed to recommend item # 26 to the Board of County Commissioners for approval.

YEAS: **Chairperson Short**
 Member Dodds
 Member Drye
 Member Davis
 Member Millender
 Member Laine
 Member Parrish

NAYS: **Member Murphy**

PLAT RE-CONFIGURATION:

27- Consideration of a request to abandon and re-configure Lots 12 and 13, Block Q, Unit 2, Lanark Beach, Franklin County, Florida. Request submitted by Edward Borschel, owner.

In brief discussion of this item, Mr. Curenton stated that the owner would like to create two lots that will more nearly square, instead of long and narrow.

On motion by Member Millender, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 27 to the Board of County Commissioners for approval.

SKETCH PLAT APPROVAL:

28- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 10 lot subdivision named "Angler's Point" on 10.69 acre parcel lying in Section 23, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Paul Osterbye, owner.

In brief discussion of this item, Mr. Curenton stated that this project will have one common road and the lots will be less than one acre due to clustering, but meets all requirements.

On motion by Member Dodds, seconded by Member Drye and by unanimous vote of the commission present, it was agreed to recommend item # 28 to the Board of County Commissioners for approval.

29- Consideration of a request for Sketch Plat approval and Special Exception to Cluster a 40 lot subdivision named "Hidden Harbor Phase II" on a 40.93 acre parcel lying in Section 05, Township 7 South, Range 1 West, Alligator Point, Franklin County, Florida. Request submitted by GEA, Inc, agent for ALP FLA Development LP, applicant.

This item has been withdrawn until August 9, 2005.

30- Consideration of a request for Sketch Plat approval for "Tucker's Landing PUD" a 50 lot development lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for applicant.

In brief discussion of this item, Mr. Waddell stated that in the beginning there were a total of 78 lots approved, but they are only requesting 50 lots for detached dwellings. Mr. Waddell stated that there would be implementing a commercial building to be used as a clubhouse, bait shop and outfitters station, with a boat ramp for the guide fisherman.

On motion by Member Dodds, seconded by Member Millender and by following vote of the commission present, it was agreed to recommend item # 30 to the Board of County Commissioners for approval.

YEAS: Chairperson Short
Member Dodds
Member Davis
Member Murphy
Member Parrish
Member Laine
Member Millender

ABSTAINED: Member Drye

PRELIMINARY PLAT APPROVAL:

31- Consideration of a request for preliminary plat and Cluster approval of a 35 lot subdivision named "Gulf Coast Gardens" on property lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Cornerstone Solution Group, LLC, owners.

In very brief discussion, Mr. Curenton stated that this project went before the Board of Adjustment in January 2005 for approval of the Cluster Special Exception. At that time the Board of Adjustments tabled the request until the property was re-zoned. The property was re-zoned in May, but the Board of Adjustments has not yet re-addressed the Cluster Special Exception. Each lot will have sufficient land and will meet all setbacks.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend item # 31 to the Board of County Commissioners for approval.

32- Consideration of a request for preliminary plat approval for "The Soundings" a 20 lot subdivision lying in Section 12 & 13, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent.

33- Consideration of a request for Preliminary Plat approval for "The Soundings East" a 10 lot subdivision lying in Section 12 & 13, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent.

In brief discussion of this item, Mr. Curenton stated that items 32 & 33 meets all requirements.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to recommend items # 32 and # 33 to the Board of County Commissioners for approval.

FINAL PLAT APPROVAL:

34- Consideration of a request for Final Plat approval for a 4 lot subdivision named "Pine View Cove" on property lying in Section 36, Township 7 South, Range 7 West, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Ben Willis, owner.

In brief discussion of this item, Mr. Curenton stated that this project is adjacent to Mary's Beach and meets all requirements. Member Dodds questioned whether the litigation was still going on with the road access. Mr. Garlick stated that at this time he did not know.

On motion by Member Millender, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item # 34 to the Board of County Commissioners for approval contingent upon litigation issues being resolved.

35- Consideration of a request for Final Plat approval for "St. George's Bluff" a 16 lot subdivision lying in Section 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent for Milton Hancock, applicant.

In discussion of this item, Mr. Curenton stated that this project was just east of Emerald Point. Mr. Curenton stated that this plat does not cover the entire parcel owned by Mr. Hancock. There is still a portion of the property zoned Rural Residential. This portion of the property is not a part of this plat. Mr. Curenton stated that this project meets all requirements.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item # 35 to the Board of County Commissioners for approval.

36- Consideration of a request for Final Plat approval for “Sea Side Cottages” a 40 lot subdivision lying in Section 28, Township 8 South, Range 6 west, Eastpoint, Franklin County, Florida. Request submitted by Inovia Consulting Group, agent.

In brief discussion of this item, Mr. Curenton stated that this was the former “Lonely Sands” development. Mr. Curenton stated that this subdivision has been abandoned and zoned R-1a and will be served by central sewer and water.

On motion by Member Dodds, seconded by Member Millender and by the following vote, it was agreed to recommend item # 36 to the Board of County Commissioners for approval.

YEAS: Chairperson Short
 Member Dodds
 Member Davis
 Member Murphy
 Member Laine
 Member Parrish
 Member Millender

ABSTAINED: Member Drye

ZONING ADMINISTRATOR’S REPORT:

37- Consideration of a request for Final Plat approval of a 4 lot subdivision named “One Particular Harbor” a subdivision located at 873 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Conrad Seascholtz, applicant.

In brief discussion of this item, Mr. Curenton stated that this was left off the agenda by mistake. Mr. Curenton stated that this project meets all requirements.

On motion by Member Laine, seconded by Member Dodds and by unanimous vote of the commission present, it was agreed to recommend item # 37 to the Board of County Commissioners for approval.

38- Member Davis request for recommendation for a beach re-nourishment project for The Drake Island and the Jimmy Nichols Island and request for FEMA to dredge the two mile channel.

Member Davis stated that during hurricane Dennis, these islands protected the two mile area which resulted in less damage, and the requested projects would maintain these islands to insure the protection of the Two-mile area. Mr. Garlick had many questions about the pollutants in the two mile channel and where it would be placed if it were to be dredged.

39- Chairperson Short requests that the Board of County Commissioners hold a “Post Dennis Evaluation” and to invite the Fire Chiefs and local authorities to evaluate what went wrong and how to take measures in preventing those same issues.

Mr. Curenton stated that Franklin County Emergency Management Director Butch Baker is making plans to hold an evaluation meeting once matters settle down.

40- Member Laine stated that there should be a cap on the Condo/Resort deal before it gets out of hand. Chairperson Short stated that there should be a moratorium placed on it.

On motion by Member Dodds, seconded by Member Laine and by unanimous vote of the Commission present, it was agreed to state the concerns to the Board of County Commissioners to look into these concerns.

Member Dodds stated for the record that the whole ordinance on Hotel/Resort/Condo needs to be re-evaluated for content, because it is too broad and not specific and does not address infrastructure problems in Franklin County that are necessary for that amount of density.

There being no further business to discuss, it was agreed to adjourn at 10:05 P.M.

Chairperson, Mary Lou Short

Assistant County Planner, Mark Curenton