

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, October 9, 2007 at 6:30 p.m. in the Franklin County Courthouse Annex.

PRESENT:	Tony Millender	Chairman
	Larry Perryman	Vice Chairman
	William Laine	Member
	John Murphy	Member
	Steve Davis	Member
	Roy McLeod	Alternate

ABSENT:	Mary Lou Short	Member
	Gayle Dodds	Member
	Walter Ward	Member
	Bob Landiss	Member

The Planning and Zoning meeting was called to order by Chairman Millender, who thereafter presided.

- 1- Approval of the minutes of the meeting held on Tuesday, September 11, 2007, as mailed.

On motion by Member Laine, seconded by Member Perryman and by unanimous vote of the commission present, it was agreed to approve the minutes of the meeting held on Tuesday, September 11, 2007, as mailed.

- 2- Review of the Monthly Building Report for September 2007.

In brief discussion of the Monthly Building Report for September, Alan Pierce, County Planner stated that it remains fairly typical, the County is averaging about three R-1 Dwellings monthly and the construction industry is very slow at this time due to the market.

CRITICAL SHORELINE APPLICATIONS:

- 3- Consideration of a request to construct a 12 slip multi-family dock for Shell Bay Subdivision located West of Carrabelle on Highway 98, Carrabelle, Franklin County, Florida. Request submitted by GEA, Inc, agent for Shell Bay Development Corporation, Robert Aitkens, applicant.

In discussion of this item, Mr. Pierce stated that this was only a request for a letter of consistency to see if it were consistent with the Comprehensive Plan. Mr. Pierce went on to say that there are six lots and three are buildable and the other three are not. Mr. Pierce stated that the three lots to the west were apart of three lots north of highway 98 and would have access to the multi-family dock by easement. Mr. Pierce had concerns at to whether this would be considered a marina with more than 10 slips. Dan Garlick, Garlick Environmental Associates, stated that this would be a multi-family dock with no fueling storage, nor would the owners be able to have any income producing capabilities and could not rent them out. Mr. Garlick stated that the owner could place six single family docks with two slips each, but would rather make one dock with the twelve slips to decrease the amount of structures within that stretch of property. Member Millender stated that he wanted the county to be consistent with other docks that have been approved rather than set a precedent at this time and would rather have some research be made to see if this is consistent with other approvals in the past. Member Davis stated that since the state would allow the six separate docks with two slips each, he would rather see one community dock with the 12 slips for fishing purposes and to keep the area from being somewhat cluttered looking.

On motion by Member Laine, seconded by Member McLeod and by the following vote, it was agreed to provide the state with the consistency letter for the one multi-family dock with 12 slips.

YEAS:	Member Perryman	NAYS:	Member Murphy
	Member Laine		
	Member Davis		
	Member McLeod		

- 4- Consideration of a request to construct a single family dock lying in Section 10, Township 8 South, Range 7 West, Blounts Bay, Apalachicola Bay, Eastpoint, Franklin County, Florida. Request submitted GEA, Inc, agent for Barrs Floyd, applicant.

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

SITE EVALUTATION:

- 5- Consideration of a request for Site Placement/Zoning of the Camp Gordon Johnston proposed museum site located at 1881 US Highway 98, Carrabelle, Franklin County, Florida. Request submitted by Paul Osterbye agent for Camp Gordon Johnston, applicant.

In much discussion of this item, Mr. Pierce stated that this item is up for discussion for which zoning would be suitable for a museum. The zoning code does not address museums, Mr. Osterbye inquired id a museum could be considered a community house, which is allowed in a residential area. Mr. Pierce felt a museum is more appropriate in Z-1 zoning. Mr. Osterbye discussed a particular parcel in R-1 but then asked the board for an opinion on the type of zoning recommended and not his particular parcel.

On motion by Member Davis, seconded by Member Laine and by unanimous vote of the commission present, it was agreed to add museums to the Z-1 Public Facilities Zoning District under accessory uses.

There being no further business to discuss, it was agreed to adjourn at 8:00 p.m.

Tony Millender, Chairman

ATTEST:

Alan C. Pierce, County Planner