

PRESENT:                    John Murphy                    Chairman  
                                 Skip Frink                        V Chairman  
                                 Paul Riegelmayer  
                                 Larry Perryman  
                                 Aaron Wray

ABSENT:                    Dan Rosier

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

It was noted that there was a typo in the bottom paragraph of the April 14, 2015 minutes which had been corrected. On motion by Member Riegelmayer, seconded by Member Wray, and by unanimous vote of the Commission present, it was agreed to approve the minutes of the April 14, 2015 meeting as corrected.

The members reviewed the Monthly Building Report for April 2015, noting that three new house permits have been issued.

### **CRITICAL SHORELINE APPLICATON:**

Consideration of a request to construct a Single Family Private Dock located at 81 Fiesta Drive, Lot 77, Holiday Beach, Unit 1, Alligator Point, Franklin County, Florida. The dock will be 95' x 4' with a 20' x 6' terminal platform with a 10' x 20' boat lift. This dock complies with the Franklin County Dock Ordinance, all state and federal permits have been obtained. Request submitted by Tracey Stroud, applicant. (No House On-Site). The members reviewed the application asking the applicant if this dock will be larger than others close by. Ms. Stroud indicated that her dock would actually be a little smaller than the one next to it. On motion by Member Wray, seconded by Member Perryman and by unanimous vote of the Commission present, it was agreed to recommend to the Board that they approve this request.

### **ZONING ADMINISTRATOR'S REPORT:**

Ms. Kelly told the Commission members that she had been asked to have them make a determination concerning fire stations. The request is to allow Fire Stations in the A-2 Forestry Agriculture District in the county as allowable under principal uses #6, "uses as determined by the Planning & Zoning Commission to be similar to the above." Chairman Murphy told the Board members he is on the Alligator Point Fire Department Board which is making this request and would not participate in the discussion. The Commission members agreed that this use is permissible. On motion by Member Riegelmayer, seconded by Member Frink and by unanimous vote of the Commission present, it was agreed to allow fire stations as a principal use in the A-2 Forestry Agriculture District.

**WORKSHOP:**

Doc Myer's Concept Commercial Site Plan for a "Sport's Bar" that utilizes a Portable Kitchen and Bathroom. The site for this project is located on Lots 24-30, Block 6 West, Unit 1, St. George Island, Franklin County, Florida. Request submitted by Dan Myers and Lula Fuller, applicants, in conjunction with Jim Waddell, Inovia Consulting Group and Erin Rodriguez, Contractor. Mr. Waddell presented a slide show of the proposed project. He reviewed the site plan indicating the location of the aerobic system, stormwater pond, parking and structures. He presented conceptual drawings of the proposed Chickee Hut which is a thatched pavilion which would be used for seating and the location of the portable kitchen and bathrooms. He went on to say that because of the flood elevation requirements, the owners want to use a portable kitchen and bathroom that can be moved off the site in the event of a storm in lieu of elevating permanent structures. He went on to say the buildings would adhere to the height limits and would be about 43.5 feet high. The signage and off street parking requirements would be met as indicated on the site plan.

Mr. Myers spoke stating that he had met with the state emergency management officials and they had no objections to the proposed portable units and that the hut would meet the flood requirements as an open building. Mr. Myers reviewed the photos and gave much more detail about the design and look of the project. He went on to say that the proposal is compliance with the C-4 Commercial District requirements.

There were several members of the audience who spoke in opposition to the request. George Joano, representing the Blue Parrott and Billy Blackburn, representing B.J.'s Pizza both opposed this plan stating they were required to install very expensive septic systems and construct buildings which met flood requirements. They felt this type of development would damage the economy of St. George Island. There were many questions asked concerning different aspects of the design. Jay Abbott, St. George Island Fire Chief asked if the project had been reviewed by a fire safety inspector. It was noted that the project has not yet been reviewed, but prior to any permitting, this would be necessary.

Mason Bean, an island resident, spoke in favor of the project saying he felt this would be an asset to the commercial district. There were many more comments and questions concerning the design.

No action was taken as this was a workshop, it will be on the agenda for the June 9<sup>th</sup> for commercial site plan review.

There being no further business to discuss, it was agreed to adjourn at 8:45 P.M.

  
John Murphy, Chairman

Attest:

  
Amy Kelly, Zoning Administrator