

Franklin County  
Planning and Zoning Commission

November 10, 2015  
6:30 P.M.  
Courthouse Annex

The Franklin County Planning and Zoning Commission met in regular session on Tuesday, November 10, 2015 at 6:30 p.m. in the Franklin County Courthouse Annex.

Attendance was as follows:

PRESENT:

John Murphy ----- Chairman  
Larry Perryman----- Member  
Dan Rosier ----- Member  
Skip Frink----- Member  
Paul Riegelmeyer----- Member

The meeting was called to order by Chairman John Murphy, who thereafter presided.

The first item on the agenda was approval of the minutes of the Special Meeting of September 29, 2015, as corrected and the October 13, 2015, as mailed. On motion by member Skip Frink, seconded by Member Dan Rosier and by unanimous vote of the members, the corrected minutes of September 29, 2015 and the minutes of October 13, 2015 were approved.

Amy Kelly presented the Monthly Building Report for review. There was some discussion of the report. Ms. Kelly told the board members that the permitting is picking up.

The next item on the agenda was for consideration of a Commercial Site Plan Review for Loula and Dan, LLC. Doc Myers presented an overview of the Commercial Site Plan for an eighty (80) seat single service restaurant located on Lots 24-30, Block 6 West, Unit 1, St. George Island, Franklin County, Florida. The kitchen, restrooms, and service areas will be permanently elevated and code compliant. The structure will meet flood requirements and will have open air patio type dining housed in a Chickee structure under the service areas. The request was submitted by Jim Waddell, of Inovia Consulting Group, agent for Loula and Dan, LLC, applicants.

Amy Kelly informed the members that the project has been reconfigured. She noted the project now conforms to the FEMA flood standards and meets the commercial zoning requirements. She also explained that the Kitchen, Bathrooms and service area will be elevated above the Base Flood Elevation (BFE) Requirement. The downstairs will be an open dining area with a bar.

Mr. Myers addressed the members and explained that after much consideration they decided to elevate the structure to meet the flood requirements. Mr. Jim Waddell presented the members with a slide show presentation of the overall plan as proposed.

Member Dan Rosier inquired as to what the neighbors are saying about the proposed project. Mr. Myers said that besides the original objection to the mobile units, everyone has expressed overall approval. Several members of the audience spoke in favor of the project. Those speaking in favor included island resident Mason Bean, Fire Chief Jay Abbott, Billy Blackburn of B.J.'s Pizza, Diedra Golden, and Gail Riegelmeier. Ms. Riegelmeier, who had previously expressed concerns, noted that her concerns were from a code enforcement standpoint and were resolved with the changes to the project. Member Larry Perryman stated that his concerns regarding code enforcement have been resolved by the new proposal as well.

Member Skip Frink expressed concern that at least one member of the board worked for an opposing company. He wanted it stated for the record that he feels it inappropriate that the member should vote on this matter.

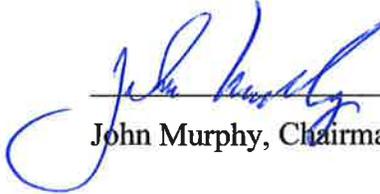
Mr. Myers said he would leave it to the conscience of that member on whether he should vote on the matter or not. Member Riegelmeier stated that he did not intend to recuse himself from the vote.

On motion by Member Dan Rosier, seconded by Member Larry Perryman and by unanimous vote of the members present, it was agreed to recommend that the Board of County Commission approve this commercial site plan as presented.

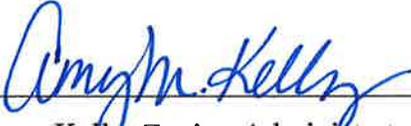
Concerning other business, Mrs. Kelly told the members that the portable storage trailer used for overstock behind the Trading Post has been addressed. She has sent them a letter of noncompliance and they will be moving the trailer.

She further informed the board that a Stop Work Order (SWO) has been posted on the George Floyd marina site at the foot of the bridge for being in violation to the Critical Habitat Zone Ordinance and being below Base Flood Elevation Requirements (BFE). She said the county is taking steps to remedy the situation.

There being no further business, the meeting adjourned at 7:07 p.m.

  
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John Murphy, Chairman

ATTEST:

  
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Amy Kelly, Zoning Administrator