

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, February 13, 2012

Community Center/City Hall – 1 Bay Avenue

MINUTES

Members and Staff Present: Tom Daly-Chairman, Mark Browne, Geoff Hewell, Dieter Ambos, Tami Ray-Hutchinson, Betty Webb-City Administrator.

PUBLIC HEARING – 6:00 PM

George Kirvin Floyd – Special Exception Request @ corner of Hwy 98 and 12th Street , Block 77, Lots 8-10, to operate a Bed & Breakfast within main structure and allow apartments units within secondary structure.

Note: 76 comment letters sent to surrounding property owners, 1 returned undeliverable, 2 against, 11 in favor.

Carrie Kienzle, BOA Chair, outlined BOA recommendation to P&Z - Recommend approval but would like to assure that B&B spaces are not converted to apartments and restrict apartment rentals to 6 months or less (short stays).

Past operation of the property discussed. All agreed adequate off-street parking must be created.

There being no further discussion, Public Hearing adjourned.

REGULAR MEETING – Immediately Following Public Hearing

- 1) Approval of January 2012 minutes. **Motion to approve made by Dieter Ambos, second by Geoff Hewell. Motion Carried 5 to 0.**
- 2) George Kirvin Floyd – Decision on Special Exception Request – **Motion to approve contingent upon submission of an adequate off-street parking plan and operation of a Bed & Breakfast and apartment units pursuant to Code requirements made by Geoff Hewell, second by Dieter Ambos. Motion Carried 5 to 0.**
- 3) Review, Discussion and Decision of permit issuance to replace and extend front porch roof, replace two windows with doors, expand back deck and remodel kitchen @ 44 18th Street, Block 113, Lots 9 & 10, for Ray Oliver/Tim Poloronis Construction. **Discussion held concerning use of the structure as apartment units. Attorney Michael Shuler, representing owner, stated that the request for development meets code and should be addressed separately from use. Motion to approve development permit as submitted, with clarification that this approval does not address or approve operation of apartment units which must follow the City's Business License process, made by Mark Browne, second by Dieter Ambos. Motion Carried 5 to 0.**

- 4) Review, Discussion and Decision of permit issuance for new home and detached garage @ 12 Fred Meyer Street (Southwest corner of the intersection of Fred Meyer Street and 18th Avenue), a 0.37AC parcel in Block 251 Greater Apalachicola (100'x 160') for James and JoEllen Hall/H&P Contracting. **Motion to approve construction of new home as presented and to approve construction of detached garage pending BOA variance approval of a 5' setback from 18th Avenue, if variance is not approved required 15' setback must be met, made by Dieter Ambos, second by Tami Ray-Hutchinson. Motion Carried 5 to 0.**
- 5) Review, Discussion and Decision of permit issuance for new two-car garage @ 145 Bay Colony Way, Lot 16 & 17 Bay Colony, for Jimmy Watson/Bryce Ward Contractor. **Motion to approve made by Geoff Hewell, second by Mark Browne. Motion Carried 5 to 0.**
- 6) Review, Discussion and Decision of permit issuance for new home @ 70 8th Street, Block 33, Lot 4, for TBTB, LLC/Heath Galloway Construction, Inc. **Motion to approve made by Mark Browne, second by Geoff Hewell. Motion Carried 5 to 0.**
- 7) Request for Removal of Trees @ 190 11th Street by owner/represented by Byrd's Construction LLC. Protected trees: pine, oaks, magnolias and palms (trees are marked with orange tape). Tree Committee review pending. **Motion to table, contingent upon Tree Committee review and recommendation made by Mark Browne, second by Geoff Hewell. Motion Carried 5 to 0.**
- 8) Discussion - Fish Cleaning Structure – Southern end of Lot 10 in Block 8, Neels Addition. Structure placement approved by previous building inspector – current survey shows it does not meet 5' setback requirement from City easement. **Motion to approval existing placement of structure and allow it to remain where it is made by Mark Browne, second by Dieter Ambos. Motion Carried 5 to 0.**
- 9) Review, Discussion and Decision of permit issuance for demolition of old concession stand and press box @ Community Service Complex (old highschool site), 194 14th Street for City of Apalachicola. **Motion to approve made by Dieter Ambos, second by Tami Ray-Hutchinson. Motion Carried 5 to 0.**
- 10) Other Business
 1. **Review, Discussion and Decision of permit issuance to enclose back porch @ 110 7th Street, Block 60, Lot 2, for Lura and Bill Golbach. Motion to approve made by Mark Browne, second by Tami Ray-Hutchinson. Motion Carried 5 to 0.**
 2. **Workshop Series will continue on February 27th, fourth Monday of the Month. First topic will be to discuss development procedures and items to be added to the capital improvement plan being formulated by the Strategic Planning Committee.**

There being no further business, meeting adjourned.

Tom Daly, Chairman