

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

PUBLIC HEARING, REGULAR MEETING AND WORKSHOP

TUESDAY, November 13, 2012 – 6pm

Community Center/City Hall – 1 Bay Avenue

MINUTES

MEMBERS AND STAFF PRESENT: Tom Daly-Chairman, Sally Williamson, Geoff Hewell, Jim Bachrach, Lynn Wilson-Sphroer, Atul Patel, Robin Vroegop, Cindy Clark – Contract Planner, Betty Webb-City Administrator

1. PUBLIC HEARING

Special Exception request to provide childcare services operating under the name of Christ Community Academy @ United Methodist Church located at 75 5th Street.

Note: Board of Adjustment recommends approval by unanimous vote of the Board.

Public Hearing was opened by Chairman Daly. Betty Webb reported on responses returned from surrounding property owners: 11 in favor, 1 against, 3 with comments (stipulations/restrictions), 2 late returns in favor.

Public comments received. Child safety, parking and traffic concerns discussed. Child drop-off and pick-up plan reviewed.

Public Hearing Closed.

REGULAR MEETING

Meeting opened by Chairman Daly.

Special Exception Decision:

Geoff Hewell stated that there are a lot of activities that go on at the church and surrounding businesses; they have co-existed in the past and should be able to in the future with the childcare operation, making a motion to approve the Special Exception request to provide childcare services at the Methodist Church located at 75 5th Street. Motion second by Jim Bachrach.

Motion Failed 3 to 4 (Voting Aye: Hewell, Bachrach, Vroegop/Voting Nay: Sphroer, Patel, Williamson, Daly)

Discussion continued.

Motion made by Sally Williamson to allow continuance of the childcare operation as is until the next P&Z meeting, and to continue discussion after parties have an opportunity to discuss other parking options with the City as a result of a survey that is being completed of 5th Street, second by Robin Vroegop. Motion Carried 7 to 0.

- 1) Approval of October 8, 2012 minutes. **Motion to approve made by Robin Vroegop, second by Geoff Hewell. Motion Carried 7 to 0.**
- 2) Review, Discussion and Decision of permit issuance for new construction of office/retail structure @ 84 Water Street, Block E-1, Lot 8, for Samuel Gilbert, contractor Galloway Construction. **Motion to approve contingent upon submission of revised plans to include hardy board siding on sides of building and more historically appropriate windows and doors to be presented for final review/approval at the next P&Z meeting, made by Sally Williamson, second by Jim Bachrach. Motion Carried 7 to 0.**
- 3) Review, Discussion and Decision of permit issuance for garage renovation @ 160 5th Street, Block 63, Lots 4 & 5, for Michael Turrisi, contractor Erin Rodriguez Construction LLC. **Discussion held addressing neighbor's concerns and other existing encroachments at site, along with need for fire truck passage in alleyway. Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried 6 to 1 (Vroegop Voting Nay).**
- 4) Review, Discussion, and Decision for permit issuance for roof over existing open porch @ 210 17th Street, Block 121, Lots 4 & 5 for Vernice Watson, contractor Mike Parrish LLC. **Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried 7 to 0.**
- 5) Review, Discussion, and Decision for permit issuance for renovation of interior and exterior of existing building @ 260 Dr. Fredrick S. Humphries Street (7th Street), DACS building at North end of 7th Street), Florida Department of Aquaculture Shellfish Center, contractor Nelco Diversified, Inc. **Motion to table due to lack of representative present to answer questions/concerns made by Robin Vroegop, second by Geoff Hewell. Motion Carried 7 to 0.**
- 6) Review, Discussion, and Decision for permit issuance for new construction of Family Dollar Retail Store @ Hwy 98 and Clairmont Street, a 1.16 Acre (m/l) parcel adjacent to the Best Western, represented by Brett Woodward, Blue Current Development. **Discussion held concerning zoning for proposed business. Action taken by P&Z at April 2012 meeting discussed. Motion made to table request for permit until Special Exception process is completed made by Geoff Hewell, second by Atul Patel. Motion Carried 7 to 0. Motion made to rescind action taken by P&Z at April 9, 2012 meeting (to confirm operation is consistent within the C-3 zoning district) made by Robin Vroegop, second by Geoff Hewell. Motion Carried 7 to 0.**
- 7) Other Business - **NONE**

WORKSHOP

Continuing Workshop Series: Cindy Clark

Basics and focus on the general permit application and certificate of appropriateness review process.

Workshop postponed until January 2013 meeting.

There being no further business meeting adjourned.

Tom Daly, Chairman