

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, April 8, 2013

Community Center/City Hall – 1 Bay Avenue

MINUTES

PRESENT: Tom Daly-Chairman, Jim Bachrach, Geoff Hewell, Lynn Wilson-Spohrer, Robin Vroegop, Atul Patel, Fredrick Vogt, Lee Mathes-City Clerk, Cindy Clark-Contract Planner, Betty Webb-City Administrator, City Commissioners not present.

JOINT WORKSHOP WITH CITY COMMISSION – 6:00 PM- Cindy Clark

1. Discuss proposed Comprehensive Plan amendment to consider Revised Land Use Map and Revised Coastal High Hazard Area Map. **No discussion on this item.**
2. Discuss proposed adoption of Floodplain Management Ordinance

Cindy Clark outlined proposed ordinance. Alan Pierce answered questions regarding permitting construction in floodplain areas, stating that project architect should certify that plans meet flood zone regulations.

Cindy Clark further explained that the flood hazard ordinance is different from FEMA flood map requirements, stating that the ordinance connects directly with Florida Building Codes. When the new ordinance goes into effect it will go with the old FEMA maps – new maps will not go into effect until 2014.

Alan Pierce reported that you have to take the FEMA maps, you have no choice, even if you don't want insurance you have to build to new standards.

Lynn Wilson-Spohrer proposed that the City contact FEMA to see if Apalachicola can get grandfathered for new construction in the downtown area, stating that if some buildings are elevated and some are not, it will destroy the look of downtown. Cindy Clark will contact FEMA.

Cindy Clark stated the new ordinance must be adopted before new FEMA maps take effect, if not then the City can be suspended from the Flood Insurance Program.

It was also noted that construction started before the ordinance is adopted will fall under the old rules. Construction started after ordinance adoption will fall under new ordinance. Current FEMA maps will apply until new maps take effect.

There being no further discussion, workshop adjourned.

REGULAR MEETING – Immediately Following Workshop

- 1) Action Items Resulting from Workshop Discussion (if needed). **No Action Taken**
- 2) Approval of February and March 2013 Minutes. **Motion to approve made by Geoff Hewell, second by Lynn Wilson-Spohrer. Motion Carried.**

Item 9) addressed at this time: Timothy and LeeAnne Poloronis – New Home

Geoff Hewell reported that the Tree Committee met and approved the removal of 20 trees; one large oak was not approved. Motion to approve removal of trees as recommended by Tree Committee made by Geoff Hewell, second by Jim Bachrach. Motion Carried.

Motion to approve construction of new home made by Jim Bachrach, second by Geoff Hewell. Motion Carried.

- 3) Re-address request for permit issuance for new 16'x24' storage shed on Lot 8 @ 181 Avenue G, Block 92, Lots 8, 9 and 10, for Brenda Wilson, Contractor-Bestway Portable Buildings. **Ms. Wilson explained that this shed is replacing one that was destroyed during the tornado that came through a few years ago. Further, stating that the new shed will have anchors and straps to meet all hurricane proof/windstorm guidelines and will be built on-site. Motion to approve made by Robin Vroegop, second by Lynn Wilson-Spohrer. Motion Carried.**
- 4) Review, Discussion and Decision on permit issuance to extend handicap ramp and seating area @ 80 6th Street, Block 23, Lots 4 and 5, for Coombs House Inn/Lynn Wilson Associates International, Inc. **Motion to approve made by Robin Vroegop, second by Geoff Hewell. Motion Carried.**
- 5) Review, Discussion and Decision on permit issuance for 12'x30' covered (open-sided) seating area and storage for lawn equipment @ 105 9th Street, Block 69, Lots 9 and 10, for Angela Elliott. **Location and set-backs discussed. Betty Webb will meet with Ms. Elliott to assure all required set-backs are met, board agreed. Motion to approve contingent upon true property line being located and assurance that set-backs are met made by Robin Vroegop, second by Fredrick Vogt. Motion Carried.**
- 6) Review, Discussion and Decision on permit issuance for accessory garden shed @ 102 10th Street, Block 75, Lot 1, for Bud Thompson, Contractor-Erin Rodriguez Construction. **Betty Webb reported that lot coverage and side setbacks are not met with current location of shed. George Coon presented a revised placement plan to the opposite side of the lot. Motion to approve revised placement of shed made by Geoff Hewell, second by Robin Vroegop. Motion Carried.**
- 7) Review, Discussion and Decision on permit issuance for new standing seam metal roof over existing shingles @ 147 Avenue D, Block 49, Lots 9 and 10, for Briana Wheatley, Contractor-Bobby James. **Motion to approve made by Geoff Hewell, second by Lynn Wilson-Spohrer. Motion Carried.**
- 8) Review, Discussion and Decision on permit issuance for pergola and covered (open-sided) carport @ 147 Avenue D, Block 49, Lots 9 and 10, for Briana Wheatley. **Betty Webb reported that plans also include a new picket fence but it is proposed into the City right-of-way so it cannot be addressed at this time. Motion to approve pergola and covered carport contingent upon assurance lot coverage is being met made by Fredrick Vogt, second by Robin Vroegop. Motion Carried.**

9) Review, Discussion and Decision on permit issuance for new home @ 222 Avenue G, Block 249, Lots 13 and 14, for Timothy and LeeAnne Poloronis, Contractor-Tim Poloronis Builders, LLC. **Addressed earlier in meeting.**

10) Other Business for Discussion:

- **Discussion held concerning new housing development at old AHS site – all agreed new Future Land Use Map needs to be changed to allow housing at this location.**
- **Cliff Butler asked about limitations on tree trimming, explaining that insurance companies will only give quotes that allow a resident only 30 days to trim trees limbs hanging over their house. Geoff Hewell explained that tree trimming requests can be turned around pretty quickly. Betty Webb gave copy of ordinance to Mr. Butler for his review.**
- **Kristy Branch asked if the Board would address the windows replacement project at the Montgomery meeting. Chairman Daly stated that it should be discussed at next regular meeting. Stairwell, drainage and elevator shaft were also mentioned but no action taken by Board.**

Motion to adjourn made by Geoff Hewell, second by Jim Bachrach. Motion Carried.

Tom Daly, Chairman