

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**JOINT WORKSHOP & REGULAR MEETING**  
**MONDAY, August 12th, 2013**  
**Community Center/City Hall – 1 Bay Avenue**

**Minutes**

**Present:** Tom Daly-Chairman, Jim Bachrach, Geoffrey Hewell, Robin Vroegop, Sally Williamson, Betty Webb–City Administrator, Revena Ramsey-Administrative Assistant, Cindy Clark-Contract Planner

Meeting opened by Chairman Daly.

**REGULAR MEETING – 6:00 PM**

- 1) Approval of July 2013 Minutes.

**Motion to approve July minutes made by Jim Bachrach, second by Sally Williamson. Motion carried.**

- 2) Review, Discussion and Decision on permit issuance to construct 6' privacy fence on South end of property @ 313 Water Street, Wharf Lot F, for Apalach River Marina, LLC, Contractor/Owner – Karen & Joe Hoff. (After-the-fact request)

**Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion carried.**

- 3) Review, Discussion and Decision on permit issuance for metal over shingle roof @ Hwy 98 & 5<sup>th</sup> Street, Block 16, Lots 4-5, for Lynn Wilson-Spohrer, Contractor-Teat Construction LLC.

**Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.**

- 4) Review, Discussion and Decision on permit issuance for metal over shingle roof @ 99 6<sup>th</sup> Street, Block 17, Lots 6-7, for Susan Reeder, Contractor-Teat Construction, LLC.

**Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.**

- 5) Review, Discussion and Decision on permit issuance for metal over shingle roof @ 91 10<sup>th</sup> Street, Block 41, Lots 7-8, for David Matas, Contractor-Teat Construction, LLC.

**Motion to approve made by Jim Bachrach, second by Sally Williamson. Motion carried.**

- 6) Review, Discussion and Decision on permit issuance for metal over shingle roof @ 140 20<sup>th</sup> Avenue, Block 253, Lots 14-15, for Linda Holland, Contractor-Teat Construction, LLC.

**Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.**

- 7) Review, Discussion and Decision on permit issuance for metal over shingle roof @ 100 21<sup>st</sup> Avenue, Block 263, Lot 8, for Gordon Shuler, Contractor-Teat Construction, LLC.

**Betty Webb announced correction to minutes that the contractor is Rodney Hall Roofing, not Teat Construction, LLC.**

Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.

- 8) Review, Discussion and Decision on permit issuance to construct a photovoltaic array @ 48 Avenue D, Block 1, Lots 4-5, for John Webb, Contractor-Dan Garlick.

Tom Daly pointed out that another correction to the minutes was Dan Garlick is the property owner and John Webb is the Contractor.

Geoff Hewell stated he doesn't want it going past the house edge. The board did not approve it at prior meetings because of the home being a historical home.

Dan Garlick stated the photovoltaic array is going to be in the rear of the home.

Robin Vroegop stated this is one reason to address the LDC and make revisions. She asked Betty Webb if we could allocate a time to address the LDC for revision on solar panels.

Betty Webb stated they need to have a workshop.

Sally Williamson states we should include a builder in that workshop.

Betty Webb stated we will set up the workshop as part of a future regular meeting.

Tom Daly stated we also need to have a workshop for compatibility with new FEMA maps & existing FEMA maps.

Motion to approve made by Robin Vroegop, second by Geoff Hewell. Motion carried.

- 9) Review, Discussion and Decision on permit issuance to construct an addition @ 183 Avenue B, Block 56, Lot 10, for Mary Ann Siprell, Contractor-Self.

Betty Webb reported that the Board of Adjustment granted a setback variance for this construction. Motion to approve made by Geoff Hewell, second by Sally Williamson. Motion carried.

- 10) Review, Discussion and Decision on permit issuance to construct trusses & metal roofing @ 101 Water Street, Wharf Lot 9, for Leavins Seafood, Inc., Contractor-Poloronis Construction.

Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.

- 11) Review, Discussion and Decision on permit issuance for demolition of structure @ 124 10<sup>th</sup> Street, Block 71, Lot 8, for Tim Joseph, Contractor- Jason White Construction.

Motion to approve made by Geoff Hewell, second by Robin Vroegop. Motion carried.

- 12) Review, Discussion and Decision on permit issuance for a handicap access boardwalk @ 118 Commerce Street, Block F-2, Lots 1-3, for Robin Vroegop, Contractor- Self.

Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion carried.

- 13) Review, Discussion and Decision on permit issuance for porch addition and extension of bedroom wall @ 40 16<sup>th</sup> Street, Block 109, Lots 4-5, for Torben & Sarah Madson, Contractor- Erin Rodriguez, LLC.

Motion to approve made by Jim Bachrach, second by Sally Williamson. Motion carried.

- 14) Review, Discussion and Decision on permit issuance to add a den & bedroom above existing carport @ 21 18<sup>th</sup> Street, 60' x 100' section of Block 251, for George Hendels, Contractor- Self.

Motion to approve made by Jim Bachrach, second by Robin Vroegop. Motion carried.

- 15) Old Business

None

- 16) Other Business for Discussion

1. George Coon discussed diagrams he prepared showing residential zoning setback and lot coverage requirements under the current code.

Robin Vroegop questioned if you have address on street versus avenue, do you have less buildable coverage? Buildable area discussed.

Mr. Coon reported that City Commission agreed changing front of house from street to avenue or vice-versa was acceptable as long as setbacks are met.

Sally Williamson asked question about Emergency Management/Post Office changing your address if someone did this. Betty Webb stated that it is not difficult to change mailing addresses through the County 911 system.

No action taken.

2. Review of City Projects:

Landscaping along Water Street between Avenue D & F

Motion to approve made by Robin Vroegop, second by Sally Williamson. Motion carried.

Riverwalk Interpretive Signage

Motion to approve made by Geoff Hewell, second by Sally Williamson. Motion carried.

There being no further business, meeting adjourned.

  
Tom Daly, Chairman