

***CITY OF APALACHICOLA***  
**PLANNING & ZONING BOARD**  
**SPECIAL MEETING/WORKSHOP**  
**MONDAY, January 23rd, 2016**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

**Present: Chairman Tom Daly, Jim Bachrach, Uta Hardy, Joe Taylor, Lynn Wilson-Spohrer, City Planner Cindy Clark, City Administrator Lee Mathes**  
**Guests: David Adlerstein, Warren Emo, Dennis Winterringer, Chris Clark, Beverly Hewitt, Diane Brewer, Donna Ingle, George Coon, Torbin Madson**

**Workshop – 5 p.m.**

Warren Emo gave presentation on height limits

Cindy Clark recommends sticking with 35 ft height as some lots are not capable of flood proofing. She discussed how increasing height affects sewer issues; most architectural structures are on larger vast sections of land. We have to now meet parking and storm water regulations.

Maintain proposal on the table. Not drop the issue Warren Emo brought up but let public (property owners) put in input.

Lynn Wilson-Spohrer stated with the FEMA regulations it is very hard to build something within the height limit but we also want to maintain the historical heritage for downtown.

Discussion was held concerning dry & wet flood proofing

Cindy Clark – pull the 40ft pedestrian issue out of the proposal-maintain the 35 ft for now and research & develop a plan to accommodate new development.

Diane Brewer – proceed & keep the 35ft height limit so development can take place and let property owners deal with their situation on a case by case basis because each lot is different.

Fill on property discussed.

George Coon- design guidelines need to be adopted.

Beverly Hewitt – raised the moratorium, keep the 35 ft and see what happens.

Put height on P&Z Agenda for February.

Diane Brewer – fix the conflicting LDR height definition and keep the 35ft until you move forward.

Chairman Tom Daly – downtown demand is increasing. We need to create high standards but we do need to worry about our future.

Lift 35 ft moratorium  
Straw vote

Cindy Clark – either vote to support from crown of road or predevelopment grade.

Chairman Tom Daly – stays on track & brings back to P&Z

Hold a workshop before February meeting on Transient Lodging & Parking Mitigation.

Meeting adjourned.

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Tom Day, Chair