

# *CITY OF APALACHICOLA*

## **PLANNING & ZONING BOARD**

**WORKSHOP AND REGULAR MEETING**

**MONDAY, MARCH 14, 2011 – 5:30PM**

**Community Center/City Hall – 1 Bay Avenue**

### **MINUTES**

**Members and Staff Present: Leon Bloodworth-Chairman, Tom Daly-Vice Chair, Deiter Ambos, Geoff Hewell, Mark Browne, Betty Webb-City Administrator, Cindy Clark-Planning Contractor**

#### **WORKSHOP – 5:30pm**

Cindy Clark and George Coon – Code amendments addressing changes in corner lot buildable area, related definitions and adding pictorials to district regulation showing buildable areas for each lot within platted blocks for residential zoned areas. **Discussion held, all agreed to make the following changes to the proposed documents and within code where applies: 1) Change Corner Lot Note: to read *rear yard setbacks do not apply to corner lots* and take out exempt from rear yard setbacks. 2) Define Rear Accessory Area for corner lots. 3) Add 40% Lot Coverage Limit. 4) Add Detached Structure Definition. 5) Define Accessory Structure in OR Zoning. 6) Remove Corner Lot/Reversed Corner Definition.**

#### **REGULAR MEETING – 6:00pm**

**Chairman Bloodworth announced to Lawrence Sangaree and Gordon Shuler that P&Z will not address the fence issue (from last meeting) until the civil matter between property owners is resolved or until direction is given from the City attorney if any action can be taken. (Mr. Sangaree and Mr. Shuler left meeting).**

- 1) Approval of February 2011 minutes. Motion to approve made by Dieter Ambos, second by Geoff Hewell. Motion Carried 5-0.**
- 2) Review, Discussion and Decision for building permit issuance for new home @ Lot 7, Bay Colony for Barry & Teresa Kinzie/First Choice Builders (Bryce Ward). Full set of plans available at Admin Office. Architect approval received. Pine tree removal also requested for house placement only. Motion to approve made by Mark Browne, second by Geoff Hewell. Motion Carried 5 to 0.**
- 3) Review, Discussion and Decision for building permit issuance for Pottery Studio @ 103 Avenue C, Lot 1&2, Block 34 for Lewis & Anne Eason/Galloway Construction, Inc. Full set of plans available at Admin Office. Architect review pending. Motion to approve made by Mark Browne, second by Tom Daly. Motion Carried 5 to 0.**
- 4) Previous Agenda Items Pending:
  - a) Review, Discussion and Decision for building permit issuance for new addition @ 108 5<sup>th</sup> Street, Lot 8 Block 171 for Willie McWilliams/Bay Building & Repairs. Tabled at last meeting. Architect approval received. Motion to approve made by Geoff Hewell, second by Tom Daly. Motion Carried 5 to 0.****

- b) Mobile Unit for Latin Grocery located at corner of Hwy 98 and 12<sup>th</sup> Street – Additional information requested. **Motion made by Mark Browne to approve for one year concurrent with existing lease with following conditions: must be properly shielded from neighbors and streets; must construct privacy fence along 12<sup>th</sup> Street and rear of lot; if any negative comments are received about unit being visible, must fence along alley as well; unit must be removed if any problems occur before end of year at discretion of the P&Z board; continuation of unit beyond one year will be reviewed by P&Z at end of year when new lease is up for renewal; tables on outside of main structure okay. Motion second by Geoff Hewell. Motion Carried 4 to 1 (Ambos Voting Nay).**
  - c) Kim Lewis and Fred Buskins, 83 Market Street, Renovate front of building and construct screen room for smoker – Emo has asked for further information. – **Business has closed.**
- 5) Mirabella Tree Removal – Seven Lob Lolly Pines located on City ROW at Fred Meyer and 20<sup>th</sup> Avenue (across from Progress Energy sub-station). **Motion to grant permission to remove roots on their property but not to remove trees made by Geoff Hewell, second by Tom Daly. Motion Carried 5 to 0.**
- 6) Other Business:
- 1> Jerry Wright, Christine Barbour and Bill Barnes (now present) asked about permit for privacy fence (from last meeting). Chairman Bloodworth explained that he had already reported earlier in the meeting to Mr. Sangaree and Mr. Shuler that P&Z will not address fence issue until the civil matter between property owners is resolved or until direction is given from the City attorney if any action can be taken. Situation discussed. Mr. Barnes and property owners stated they would put the fence 6” from the property line to assure it is on their property and they did not see how P&Z could not approve permit if the fence is on their own property. Ms. Webb will check with Attorney Pat Floyd and let all know his direction in the matter.
  - 2> Review, Discussion and Decision for building permit issuance for new metal roof on dwelling @ 45 16<sup>th</sup> Street, Lot 9 & 10, Block 97 for Jerry & Mary Williams. Motion to approve made by Geoff Hewell, second by Tom Daly. Motion Carried 5 to 0.
  - 3> Betty Webb gave the Board an outline of the tree ordinance that will be used to issue and/or regulate tree removal and trimming.
  - 4> Betty Webb gave the Board a report showing architectural review history since the process started in July 2010 through February 2011, stating that this is the same report submitted to the City Commission for their six month review as requested.
  - 5> Betty Webb reported that one of the directors of HGTV and DIY Network has contacted the City searching for a structure that can be relocated to the Indian Pass area and restored for one of their programs. Brewer house discussed.
  - 6> Tom Daly gave a copy of a letter he sent to FDCA Secretary Billy Buzzett asking for his assistance in finding alternatives to Progress Energy’s pole placement in the City.
  - 7> Maritime Museum discussed. Motion to have representative come to next P&Z meeting to discuss work made by Geoff Hewell, second by Tom Daly. Motion Carried 5 to 0.

There being no further business, meeting adjourned.

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Leon Bloodworth, Chairman