

***CITY OF APALACHICOLA***  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING - MONDAY, May 13, 2013**  
**Community Center/City Hall – 1 Bay Avenue**

**MINUTES**

**PRESENT:** Tom Daly-Chairman, Jim Bachrach, Geoff Hewell, Robin Vroegop, Fredrick Vogt, Lynn Wilson-Spohrer, Cindy Clark-Contract Planner, Betty Webb-City Administrator

**Regular Meeting opened by Chairman Daly.**

- 1) Action Items Resulting from Workshop Discussion held on Monday, May 6th.
  - Proposed Land Development Code revisions relating to corner lot setbacks.
  - Proposed Comp Plan Changes revisions relating to FLU Map, CHHA Map, and Historic Squares.
  - Floodplain Management for Historic Structures

**Motion to make recommendation to City Commission to move forward with Land Development Code and Comp Plan revisions relating to corner lot setbacks, FLU Map, CHHA Map and Historic Squares planning/protection, made by Robin Vroegop, second by Geoff Hewell. Motion Carried.**

**Motion to make recommendation to City Commission to proceed with adoption process of Floodplain Management Ordinance and not jeopardize the City's position in the Flood Insurance Program, made by Robin Vroegop, second by Fred Vogt. Motion Carried 5 to 1 (Wilson-Spohrer voting nay)**

- 2) Approval of April 2013 Minutes. **Tabled until next meeting.**

Item 12) addressed at this time:

- Ina Margaret Meyer, 206 Avenue E, 17<sup>th</sup> & Hwy 98 – Request to remove one Pine Tree  
**Wilbur Bellew reported that he has determined that this is not a patriarch tree and is a safety issue in his opinion. Ms. Meyer agreed to plant a replacement tree. Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion Carried.**
- William Lane, 326 Lanesville Dr. – Request to remove one Oak Tree  
**Wilbur Bellew reported that this tree is also a potential safety issue and it is located on City right-of-way. Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion Carried.**
- City of Apalachicola, alleyway between Avenues C&D and 5<sup>th</sup> & 6<sup>th</sup> Streets – Request to trim two Oak Trees  
**Wilbur Bellew reported that this is from a request from WastePro, their trucks are hitting the limbs and damaging the tree. Motion to table at this time until other alternatives can be investigated, made by Geoff Hewell, second by Jim Bachrach. Motion Carried. Geoff Hewell will check on issue and report back to Board.**

- 3) Review, Discussion and Decision on modified application and support documents for permit issuance for renovations @ 31 Avenue E (Montgomery Building), Block F-2, Lots 18-20, for Laguna Escondida LLC c/o Dan Garlick, Contractor-Brett Byrd.

**Dan Garlick present on behalf of owner and gave presentation to discuss each element of the renovation process, including window replacement, stairwells/lift, drainage and sealing of brick in rear of building. Board agreed to hold a special meeting on Monday, May 20<sup>th</sup> to continue discussion. Mr. Garlick will provide additional information and detailed drawings at that time.**

- 4) Re-address request for permit issuance for front and rear porches @ 92 Avenue E, Block 30, ½ of Lots 4 & 5, for Diane Woodall & Robin Stevenson, Contractor Fann Construction, LLC. Continuation from February P&Z meeting, variance was approved by Board of Adjustment.  
**Motion to approve made by Geoff Hewell, second by Fred Vogt. Motion Carried.**

- 5) Review, Discussion and Decision on permit issuance to construct door canopy and cover on accessory structure @ 189 Avenue E, Block 99, Lots 1 & 2, for Phil Fuerschbach.  
**Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried.**
- 6) Review, Discussion and Decision on permit issuance for new metal roof @ 89 5<sup>th</sup> Street, Block 16, Lots 6-8, for Protestant Episcopal Church, Contractor-Bobby James Roofing, Inc.  
**Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion Carried.**
- 7) Review, Discussion and Decision on permit issuance for 6' privacy fence along rear property line @ 153 Avenue G, Block 82, ½ Lots 1 & 2 and all of Lot 3, for Fred Kembro (after-the-fact).  
**Motion to approve made by Geoff Hewell, Lynn Wilson-Spohrer. Motion Carried.**
- 8) Review, Discussion and Decision on permit issuance for new windows (replacement and relocation), demolition of two outbuildings, and new garage @ 164 Avenue C, Block 54, Lots 4 and 5, for Terry and Pamela Corcoran, Contractor-Garry Ulrich Construction, Inc. **Motion to approve made by Jim Bachrach, second Geoff Hewell. Motion Carried.**
- 9) Review, Discussion and Decision on permit issuance for addition to existing home and new swimming pool @ 140 Avenue C, Block 47, ½ of Lots 4 and 5, for Graham Edwards c/o George Coon. **Motion to approve made by Robin Vroegop, second by Lynn Wilson-Spohrer. Motion Carried.**
- 10) Review, Discussion and Decision on permit issuance for new church construction @ corner of Avenue I and 10<sup>th</sup> Street, Block 72, Lots 6-9, for Love & Worship Center, Architect-Barry Wilson Architecture. **Motion to grant a favorable opinion of the design presented but applicant must come back before P&Z Board before permit issuance for final approval and to answer any outstanding questions or requirements, made by Jim Bachrach, second by Geoff Hewell. Motion Carried.**
- 11) Review, Discussion and Decision on permit issuance for installation of 10 handrails along stairs located on East side of Market Street between Avenue D and Avenue E, for City of Apalachicola, Main Street Project. **Jim Bachrach presented proposal on behalf of Main Street. Lynn Wilson-Spohrer asked if the group would consider going with a coffee (dark brown) color rather than black. Mr. Bachrach stated that he would check into the possibility, reporting that the material is a thick heavy aluminum. Motion to approve made by Robin Vroegop, second by Fred Vogt. Motion Carried.**
- 12) Review, Discussion and Decision on tree permits: **Addressed earlier in meeting.**
  - Ina Margaret Meyer, 206 Avenue E, 17<sup>th</sup> & Hwy 98 – Request to remove one Pine Tree
  - William Lane, 326 Lanesville Dr. – Request to remove one Oak Tree
  - City of Apalachicola, alleyway between Avenues C&D and 5<sup>th</sup> & 6<sup>th</sup> Streets – Request to trim two Oak Trees
- 13) Other Business for Discussion
  1. **Robin Vroegop asked about status of Family Dollar Store project. Ms. Webb reported that new revised plans have been submitted but a request for special exception has not been made, so project has not moved any further.**
  2. **Lynn Wilson-Spohrer requested that “Old Business” be added to the agenda so that the Board can discuss outstanding issues. Board agreed.**

There being no further business, meeting adjourned.

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Tom Daly, Chairman