

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, January 14, 2013

Community Center/City Hall – 1 Bay Avenue

MINUTES

MEMBERS AND STAFF PRESENT: Tom Daly-Chairman, Sally Williamson, Geoff Hewell, Robin Vroegop, Lynn Wilson-Sphroer, Jim Bachrach, Fredrick Vogt-Alternate Member, Cindy Clark-Contract Planner, and Betty Webb-Administrator

CONTINUING WORKSHOP SERIES – 6:00 PM

Rebecca Jetton, Department of Economic Opportunity – Presentation on State procedures that affect EAR, Comp Plan and Land Development Code amendment process and guidance on implementation of codes. Ms. Jetton reminded the Board that two items are due in March 2013:

- 1) New Future Land Use Map
- 2) Coastal High Hazard Area Map

REGULAR MEETING – 6:00 PM

- 1) Approval of December 2012 minutes. Tabled
- 2) Re-address request for renovation of interior and exterior of existing building @ 260 Dr. Fredrick S. Humphries Street (7th Street), DACS building at North end of 7th Street, Florida Department of Aquaculture Shellfish Center, contractor Nelco Diversified, Inc. Tabled 11/13/2012 and 12/10/2012

Project Concerns Discussed:

Brian Cannady, Representative for JRA Architects reported that this was an \$850,000 renovation project; no stormwater engineering was required since this is not new construction and they plan to resurface the parking lot, not adding more impervious surface. Lynn Wilson-Sphroer - concerned about windows, would like to see more historic. Robin Vroegop – concerned about not use of pervious surfacing material, it would have to help stormwater assurance.

Fredrick Vogt – concerned about exterior materials being used.

Lynn Wilson-Sphroer – would like to see more landscaping, felt State should hold themselves to a higher standard.

Bruce Hall – asked about changes to the roadway.

Robin Vroegop – would like to see a construction site staging area and asked that her written comments be entered into the record of this meeting.

Motion made to table until concerns could be addressed made by Geoff Hewell, second by Lynn Wilson-Sphroer. Motion Carried.

- 3) Re-address request for installation of an Ice Machine to be placed @ 48 Ave E, Block 2, Lots 5-7, on 4th Street side of Redline BP property for Glen Clayton. Tabled 12/10/12.

Mrs. Webb reported that she had heard from Mr. Clayton's father-in-law that they were not proceeding with this project. Motion made to table made by Jim Bachrach, second by Geoff Hewell. Motion Carried.

- 4) Review, Discussion and Decision on permit issuance for new metal roofs over existing shingle roofs at the following locations, Contractor Teat Construction:

1. Kenneth Schroeder (Bryant House) @ 101 6th Street, Block 18, Lot 10.
2. Anne Powers @ 169 Avenue B, Block 54, Lots 9 & 10.
3. Ella Bond @ 210 Avenue E, Block 114, Lots W ½ of 4 and all of 5.
4. Charles Scott @ 234 Avenue F, 174' x 221' parcel of Block 264. (Corner of Butler St & Ave F).
5. Charles Heath Galloway @ 187 Avenue C, Block 97, Lots 1 & 2.
6. Alfa Mirabella, Jr. @ 211 Avenue F, Block 116, Lot 1.
7. City of Apalachicola @ 6th Street Recreation Center (Corner of 6th Street and Avenue L).

Motion to approve all, if galvalume - come back before the Board if not, made by Geoff Hewell, second by Jim Bachrach. Motion Carried.

- 5) Review, Discussion and Decision on permit issuance for repairs to carport @ 211 Avenue F, Block 116, Lot 1 for Alfa Mirabella, Jr., Contractor Tim Poloronis Construction.

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

- 6) Review, Discussion and Decision on permit issuance for replacement of 15 windows with new Anderson windows to match existing original windows @ 11 9th Street, Block 36, Lot 8 for Elizabeth Zingarelli Milliken, Contractor Tim Poloronis Construction.

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

- 7) Review, Discussion and Decision on permit issuance for new addition to existing residence @ 110 17th Street, Block 116, Lot 3 for Michael and Carole Seibert, Contractor Tim Poloronis Construction.

Motion to approve with amendment to relocate support poles on back overhang to be within the required 25' rear setback made by Jim Bachrach, second by Sally Williamson.

Discussion - Lynn Wilson-Sphroer concerned about corrugated metal siding material. Geoff Hewell stated that he could not support the siding either.

Motion Carried 5 to 2 (Wilson-Sphroer and Hewell voting Nay)

- 8) Review, Discussion and Decision on permit issuance for demolition and removal of out-building @ 160 Avenue C, Block 51, Lot 6 & 7 for Robert Paterson.

Robin Vroegop mentioned that there is an active eagles nest within 400-500 feet of this site and asked if they could hold off for a couple of weeks. Mr. Paterson stated that the work will only take an hour or so and he would take it down in pieces to not cause much disturbance.

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

- 9) Ashley Teat - Discussion of Fire Inspector program. Board agreed to hold a workshop at next meeting, Tom Daly suggested about a half hour program.

- 10) Other Business - Peyton Morton, renovation of old Maxwell Tire building on Commerce Street. No action taken, suggested he come back with something more specific and detailed elevation drawings.

Motion to adjourn made by Jim Bachrach, second by Sally Williamson. Motion Carried.

Tom Daly, Chairman

P&Z 1-14-2013

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