

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 14th, 2016
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Chairman Tom Daly, Co-Chair Lynn Wilson-Spohrer, Jim Bachrach, Geoff Hewell, Fred Vogt, Joe Taylor, Revena Ramsey-Permitting & Development Coordinator, Cindy Clark-City Planner, Pat Floyd-City Attorney

Workshop – 5 p.m.

Final Review/Approval of Proposed LDR Changes

Cindy Clark went over the revisions and discussion was held.

Dennis Winterringer held discussion on his handout in regards to the difference between Mobile, Manufactured and Modular Homes.

Regular Meeting – 6 p.m.

- 1) Approval of February 8th, 2016 Workshop/Regular Meeting Minutes.
Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion carried.

- 2) Decision to Approve LDR Changes.
Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion carried.

- 3) Review, Discussion and Decision on permit issuance through Franklin County Emergency Management and a Residential Construction Mitigation Grant for wind retrofitting of the listed properties with contractor-Florida Retrofits:
 - a) 181 Ave. G, Blk 92, Lot(s) 8-10, For-Brenda Wilson
 - b) 60 Ave. C, Blk 11, Lot(s) NE ½ of 6-7, For-Janice Martina
 - c) 224 14th Street, Blk 134, Lot(s) 2, For-Dennis Martina
 - d) 221 16th Street, Blk 125, Lot(s) 2-3, For-Nedra Jefferson
 - e) 207 4th Street, Blk 62, Lot(s) 3 & 8, For-Charles/Martha Pace
 - f) 73 Avenue I, Blk 179, Lot(s) SE ½ 9 & all of 10, For-Drayton/Lois Bass
 - g) 129 Avenue M, Blk 154, Lot(s) 10, For-Lucille Griggs
Motion to approve with front door being wind resistant door vs shutters on front door was made by Jim Bachrach, second by Geoff Hewell. Motion carried.

- 4) Review, Discussion and Decision on permit issuance for proposed sign @ 249 Hwy 98, Block 5, 1.65 Acres of Neels Addition, For – Shivay, Inc. (Best Western), Contractor – Florida Certified Sign Erectors.
Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion carried.

- 5) Review, Discussion and Decision on permit issuance for proposed 7'x11' deck addition and convert deck to covered screen porch @ 29 5th Street, Block 11, Lot(s) 8, For- Joel Major, Contractor – Self. (Item tabled on 1/11/2016 for need of more information)
Motion to approve with making sure railings are to code was made by Fred Vogt, second by Geoff Hewell. Motion carried.

- 6) Review, Discussion and Decision on permit issuance for proposed perimeter /chain link fencing @ Coast Guard Bldg on Water Street, Lot(s), For – U.S. Coast Guard, Contractor – U.S. Coast Guard. (Warranty Deed with City dated back to 1961)
U.S. Coast Guard to come back with new ideas for proposed fencing and site plan showing fence location.
Motion to table made by Geoff Hewell, second by Joe Taylor. Motion carried.

- 7) Review, Discussion and Decision on permit issuance for proposed porch expansion of 8'x30' and roof over entire porch @ 112 Coach Wagner Blvd., Block 93, Lot(s) 4, For – Erik & Laurel Tobiason, Contractor – Self. **(Applicant to bring elevation drawings with him to meeting)**
Motion to approve made by Jim Bachrach, second by Joe Taylor. Motion carried.
- 8) Review, Discussion and Decision on permit issuance for proposed fencing height change from 4' to 6' fencing @ 111 Avenue D, Block 33, Lot(s) 9-10, For – Bonnie & Dan Davis, Contractor –Pete Adams. **(P&Z previously approved 48" fencing 10/15/2015)**
Motion to approve made by Jim Bachrach, second by Fred Vogt. Motion carried.
- 9) Review, Discussion and Decision on permit issuance for proposed exterior renovations & balcony @ 268 Water Street, Block G1, Lot(s) 6 & 15, For – James Rowell, Jr dba Outside, Contractor – Self.
Motion to approve made by Jim Bachrach, second by Joe Taylor. Motion carried.
- 10) Review, Discussion and Decision on permit issuance for fill @ 125 6th Street, Block 19, SE 37' of Lot 8 and All of Lot 9, For – Glen Coxwell, Contractor – Self/Construct Group SE.
Mr. Coxwell withdrew his application due to the board unable to make a decision on allowing fill without further investigation by the board and his contract deadline.
- 11) Review, Discussion and Decision on permit issuance for New Single Family Residence @ 192 10th Street, Block 157, Lot(s) 2, For – Glen Coxwell, Contractor – Self/Construct Group SE.
Board unable to approve plans as submitted due to request by board for changes with columns, railings, French doors, roof pitch & run off issue. Mr. Coxwell to resubmit changes before the board at later date.
Mr. Coxwell asked for permission to approve slab permit.
Motion to approve slab only permit was made by Lynn Wilson-Spohrer, second by Fred Vogt. Motion carried.
- 12) Review, Discussion and Decision on permit issuance for 12'x12' shed @ 354 21st Avenue, Block 216, Lot(s) 11-12, For – Laura Trammell, Contractor – Tool Time Buildings.
Motion to approve made by Geoff Hewell, second by Fred Vogt. Motion carried.
- 13) Review, Discussion and Decision on permit issuance for New Single Family Residence, fencing & shed @ 98 10th Street, Block 76, Lot(s) 4, For – Amanda & Oscar Sanchez, Contractor – To Be Determined.
Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion carried.
- 14) Review, Discussion and Decision on permit issuance for a 8'x10' shed @ 10 Jaime Lane, Block 6 Neels addition, Lot(s) 11-12, For – Michael & Rebecca Barlament, Contractor – Andrew Butler.
Motion to approve with being anchored was made by Jim Bachrach, second by Geoff Hewell. Motion carried.
- 15) Old Business
Discussed the status of the burnt homes on Hwy 98, Avenue K and Avenue L
- 16) Other Business For Discussion
Chairman Daly suggest Wilbur go around assess burnt homes and create a list to address. Rental Properties-transient / short term less than 30 days.
Chairman Daly asked if we could ask Wilbur to get in touch with Helen Escobar about removing the barriers blocking the sidewalk as no work is being done at this time on the building and its blocking pedestrians from use of the sidewalk.
Notices being sent to property owners about code violations, etc... to please attach a business card.
Motion to adjourn made by Geoff Hewell, second by Fred Vogt. Motion carried.


 Tom Daly, Chairman