

# ***CITY OF APALACHICOLA***

## **PLANNING & ZONING BOARD**

**REGULAR MEETING**

**MONDAY, October 8, 2012**

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

## **MINUTES**

**MEMBERS AND STAFF PRESENT:** Tom Daly-Chairman, Sally Williamson, Geoff Hewell, Jim Bachrach, Lynn Wilson-Sphroer, Atul Patel, Robin Vroegop, Fredrick Vogt-Alternate Member, and Betty Webb-City Administrator

### **REGULAR MEETING – 6:00 PM**

- 1) Approval of August 2012 minutes and September notes (no quorum). **Motion to approve made by Geoff Hewell, second by Sally Williamson. Motion Carried**
- 2) Review, Discussion and Decision of permit issuance for new 4' chain link fence @ 105 9<sup>th</sup> Street, Block 69, Lots 9 and 10, for Angela L. Elliott. **Discussion held concerning 30 inch height requirement in front yard and at intersection. Ms. Elliott agreed to meet whatever is required. Geoff Hewell agreed to meet with applicant to finalize fencing plan to meet code. Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried.**
- 3) Review, Discussion and Decision of permit issuance for roof replacement from shingle to metal @ 209 12<sup>th</sup> Street, Block 151, Lots 6, for Sadie Dawson/Bob McKeithen & Sons, Inc, contractor, RW Thomas Construction, sub-contractor. **Motion to approve made by Sally Williamson, second by Geoff Hewell. Motion Carried.**
- 4) Review, Discussion, and Decision for permit issuance for new home @ 204 17<sup>th</sup> Street, Block 121, Lots 2, for Tyler & Lindsey Poloronis/Timothy Poloronis Construction. **Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion Carried.**
- 5) Request for courteous review by Love and Worship Center Church/Barry Wilson Architecture to assure they are moving in a direction to maintain the historic character desired by the City. **NO DECISION REQUIRED – Board agreed to request applicant come back with revised plans that are more consistent with Historic Guidelines.**
- 6) Other Business
  1. **Review, Discussion and Decision for permit issuance for addition of 12'x12' porch @ 159 4<sup>th</sup> Street, Block 4, SW ½ of Lot 6, for Bob and Carol Hoadley/RW Thomas Construction. Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried.**

2. Review, Discussion and Decision for permit issuance for elevated deck over sidewalk (city ROW) @ Avenue F and Market Street (Baltimore Building), Block G-2, Lots 19 & 20, for William Poloronis. Betty Webb reported that the City Commission has approved the encroachment contingent upon P&Z design approval. Renovation of building also discussed. Motion to approve made by Geoff Hewell, second by Jim Bachrach.  
Motion Carried.
3. Discussion of request for a daycare at United Methodist Church @ 75 5<sup>th</sup> Street. Parking, traffic and outside playground discussed. Board agreed a Special Exception would be needed. Board also agreed to allow the operation for one month until process could be completed.
4. Board noted areas of concern and ask that property owners be noticed:
  - Spoonbill/Boss Oyster – overgrown areas
  - Montgomery Building – accumulation of debris
  - Nursery across from NAPA – accumulation of debris
5. Chairman Daly noted the following issues:
  - Request agenda be sent out earlier, Wednesday prior to Monday meeting.
  - Recommend to City Commission the need for an Enforcement Officer.
  - Requested that new members be aware that duty is time consuming for site review and becoming familiar with codes.

There being no further business, meeting adjourned on motion by Lynn Wilson-Sphroer, second by Atul Patel. Motion Carried.

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Tom Daly, Chairman