

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, March 12, 2012

Community Center/City Hall – 1 Bay Avenue

MINUTES

Members/Staff Present: Tom Daly-Chairman, Mark Browne, Geoff Hewell, Tami Ray-Hutchinson, Sally Williamson, Dieter Ambos, Cindy Clark-Contract Planner, Betty Webb-City Administrator

REGULAR MEETING – 6:00 PM

- 1) Approval of February 2012 minutes. **Motion to approve made by Dieter Ambos, second by Tami Ray-Hutchinson. Motion Carried 6 to 0.**
- 2) Review, Discussion and Decision of permit issuance for new home @ 258 6th Street, Block 174, Lot 3, for George & Leslie Coon. **Motion to approve made by Mark Browne, second by Dieter Ambos. Motion Carried 6 to 0.**
- 3) Review, Discussion and Decision of permit issuance for addition to rear porch and rebuild front porch @ 92 14th Street, Block 94, Lot 3 and ½ of Lot 2, for John and Cynthia Hankin. **Motion to approve made by Geoff Hewell, second by Tami Ray-Hutchinson. Motion Carried 6 to 0.**
- 4) Review, Discussion and Decision of permit issuance for removal of rear parapet @ Montgomery Building located at the northeast corner of Market Street and Avenue E, Block F-2, Lots 18, 19 and 20, for Laguna Escondida LLC/Brett Byrd Construction. **Board agreed they were not in favor to allow owner to remove parapet wall as presented and recommended the runoff water be channeled through existing drains and enlarge the downspouts. Drainage problems associated with historic buildings in the downtown area discussed. Further recommendation was made to ask owner to concur with one of the City's architects and explore other options. Motion to table request pending submission of other alternatives and architect input made by Dieter Ambos, second by Geoff Hewell. Motion Carried 6 to 0.**
- 5) Review, Discussion and Decision of permit issuance for landscaping project on City ROW along the northern side of Avenue E from Market Street to Commerce Street. Applicant Historic Apalachicola Main Street Design Committee. **Jerry Hall spoke against proposed project. Motion made to table request pending resolution of issues brought forth. Motion died for lack of second. Motion made to recommend approval to City Commission made by Dieter Ambos, second by Geoff Hewell. Motion Carried 5 to 1 (Browne voting Nay). Recommendation made to ask Chairman Daly and Betty Webb to meet with both parties to see if a mutual agreement can be found before work is started. Both parties agreed to meet and discuss project.**

- 6) Business License Request to operate a Boat Storage, Sales and Cleaning business on 12th Street at site of old Laundromat, Block 151, Lots 7 & 8 – R-4 (Mixed Use Residential) Zoning does not specifically list this activity as a principle use. Applicant requesting clarification of the code. **Motion made to approve issuance of Business License as a Retail Specialty operation made by Mark Browne, second by Dieter Ambos. Motion Carried 4 to 0 (Williamson and Hutchinson voting Nay).**
- 7) Other Business:
 1. **Robert and Ethel Jenkins @ 29 17th Street, Block 109, Lots 6 and 7**
 - a) **Install Vinyl Siding – Motion to approve made by Mark Browne, second by Dieter Ambos. Motion Carried 6 to 0.**
 - b) **New Metal Roof (Silver) – Motion to approve made by Mark Browne, second by Geoff Hewell. Motion Carried 6 to 0.**
 2. **Tree Committee Report (Follow-up to February 13th P&Z Meeting):**
Barbara McInturff @ 190 11th Street – Tree Committee recommends approval to remove all trees requested except five (5) as marked on request documents (two on City ROW, one pine and one oak located in planned driveway, and one pine adjacent to planned driveway). Motion to approve recommendation of Tree Committee made by Tami Ray-Hutchinson, second by Sally Williamson. Motion Carried 6 to 0.

There being no further business meeting adjourned on motion by Sally Williamson, second by Tami Ray-Hutchinson. Motion Carried 6 to 0.

WORKSHOP (Continuing Series) - Immediately Following Regular Meeting

Workshop #2 – Application Process and Procedures

Review, revise and discuss a “compiled” development application to simplify the application process for development and to assure consistency in processing and decision making for all applicants. Familiarize ourselves with the procedures for the development process, as well as for special exception and variance requests. Present and discuss case examples of the procedure to follow for fence, roof, new development, and other application and request scenarios.

Cindy Clark presented workshop information. Discussion held. Board will review information and discussion will continue at next workshop.

Board agreed to begin use of combined Building/Development Permit Application presented by Betty Webb.

Workshop adjourned.

Tom Daly, Chairman