

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, February 11, 2013 – 6:00 PM
Community Center – 1 Bay Avenue

MINUTES

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

WORKSHOP – 6:00 PM

Ashley Teat, Licensed Fire Inspector – Presentation on Fire Inspection/Protection Program

Mr. Teat gave power-point presentation to board. Discussion held on conflict/duplicate services w/ DBPR, Department Restaurants and Motels, and Health Department.

Mr. Teat noted that if the City chooses to move forward, the Florida Fire Codes would need to be adopted.

REGULAR MEETING – Immediately Following Workshop

- 1) Approval of December 2012 and January 2013 minutes.
Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried

- 2) Re-address request on permit issuance for renovation of existing structure and addition of front and rear porches @ 51 Commerce Street (Old Maxwell Tire Building), Block C-1, Lots 10 & 11, for Peyton Morton. Tabled 12/10/2012 and 1/14/2013
Setbacks, location of front overhang and flood zone discussed. Motion made to approve and recommend approval be granted by City Commission for overhang over city property in front along Commerce Street made by Lynn Wilson-Spohrer, second by Robin Vroegop, with condition that all permitting requirements must be met. Motion Carried

- 3) Review, Discussion and Decision on permit issuance for new metal roof over existing shingle roof at 210 Avenue C, Block 112, portion of Lots 4 & 5, for Carol Brown, Contractor Rodney Hall Roofing.
Motion to approve made by Geoff Hewell, second by Lynn Wilson-Spohrer. Motion Carried

- 4) Review, Discussion and Decision on permit issuance for 10'x20' pole barn @ 14 Jaime Lane, Block 5, portion of Lots 1, 2 & 3 Neels Addition, for MaryLou and Michael Athorn, Contractor Tool Time.
Motion to approve made by Lynn Wilson-Spohrer, second by Robin Vroegop. Motion Carried

- 5) Review, Discussion and Decision on permit issuance for replacement of rotten siding, new metal roof and new windows, all with similar/same product @ 92 Avenue E, Block 30, ½ of Lots 4 & 5, for Diane Woodall & Robin Stevenson, Contractor Fann Construction, LLC.

Window compatibility discussed. Betty Webb reported there is also a request to expand the front porch that will require a variance. Rebuilding the small back porch that encroaches into the alleyway (same size) also discussed. Motion made to approve request and to include rebuilding of same back porch made by Jim Bachrach, second by Lynn Wilson-Spohrer. Motion Carried

- 6) Review, Discussion and Decision on permit issuance to replace existing fence with 6' privacy fence @ 111 4th Street, Block 3, Lot 8, for Edward & Jill Michaels.

Motion to approve a step down to the front property line from the 6' fence, contingent upon an onsite visit by board member Geoff Hewell to assure there is no visibility issue, made by Jim Bachrach, second by Geoff Hewell. Motion Carried

- 7) Review, Discussion and Decision on permit issuance for installation of new windows, galvalume re-roof and removal of parapet wall @ 31 Avenue E, Block F-2, Lots 18, 19 & 20, for Laguna Escondida LLC, Contractor Byrd Construction LLC. (Samples of Windows available at City Hall.)

Board agreed they would like to see windows that look like the ones that came out (2over2). Grid on windows discussed. Motion to approve installation of new windows that look as close to original windows as possible, contingent upon agreement on samples that board members want to see before permit issuance, made by Lynn Wilson-Spohrer, second by Geoff Hewell. Motion Carried. Mr. Byrd stated that he would get the samples to City Hall.

Board agreed they do not want to see parapet removed. Modification of parapet discussed. Motion to approve re-roofing, contingent upon board members agreement on drawings of parapet modification and downspouts that board members want to see before permit issuance, made by Geoff Hewell, second by Lynn Wilson-Spohrer. Motion Carried.

Exterior renovation discussed, no action taken. Will be addressed when full site-plan with elevations regarding stairwell additions are submitted.

- 8) Other Business for Discussion

- 1. Lori's Tropicals – encroachment of right-of-way and vehicles blocking traffic visibility - Chief of Police is addressing.**
- 2. Geoff Hewell passed out copies of the Tree Ordinance and asked board members to review so they will be familiar with approval process.**
- 3. Van Russell's shed – Chairman Daly will take a look at approval that was granted, visit on-site and report back to Board.**

There being no further business, meeting adjourned.

Tom Daly, Chairman