

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
JOINT WORKSHOP & REGULAR MEETING
MONDAY, June 10th, 2013
Community Center/City Hall – 1 Bay Avenue

MINUTES

PRESENT: Tom Daly – Chairman, Jim Bachrach, Geoffrey Hewell, Robin Vroegop, Atul Patel, Mayor Van Johnson, Commissioner Mitchell Bartley, Commissioner Frank Cook, Commissioner Brenda Ash, Betty Webb – City Administrator, Lee Mathes – City Clerk, Cindy Clark – Contract Planner

Workshop opened by Chairman Daly.

JOINT WORKSHOP WITH CITY COMMISSION – 5:00 p.m.

1. Proposed Land Development Code revisions relating to corner lot setbacks.

Planning & Zoning Board discussed current corner lot setbacks.

Commissioner Cook stated that he is very much against changing corner setbacks. Change will infringe on interior lots.

Jim Bachrach stated if the setbacks are changed it will be a disadvantage for interior lots, but an advantage for corner lots.

Discussion held concerning current setbacks and how it affects adjoining lots.

Commission would like further information on how many lots this will affect.

Ms. Webb stated she can work on getting more information together before further discussion.

2. Proposed Comp Plan Changes revisions relating to FLU Map, CHHA Map, and Historic Squares.

Cindy Clark outlined proposed Comp Plan Changes relating to FLU Map, CHHA Map, and historic squares.

Discussion held concerning City squares.

Commissioner Ash stated she would like the City squares protected.

3. Floodplain Management Ordinance

Cindy Clark stated FEMA is in the process of preparing new base flood maps for this area. There will be drastic changes, but City is required to adopt new maps and new floodplain ordinance. Ms. Clark outlined proposed ordinance changes.

4. Historic Guidelines

Chairman Daly stated that Planning & Zoning would like to make the Historic Guidelines part of the City's Code.

Mark Tarney encouraged Commission to make Historic Guidelines an ordinance and make it part of the building code.

Mayor Johnson stated it should be made an ordinance for enforcement purposes.

Workshop adjourned.

REGULAR MEETING – Immediately Following Workshop

1) Approval of April & May 2013 Minutes.

Motion to approve April minutes made by Geoff Hewell, second by Robin Vroegop. Motion carried.

Motion to amend May minutes to reflect board's concern regarding Love Center parking made by Robin Vroegop, second by Jim Bachrach. Motion carried.

- 2) Review, Discussion and Decision on permit issuance to construct border posts/fence and deck @ 249 Hwy 98 West, Best Western, for Atul Patel. **Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion carried.**
- 3) Review, Discussion and Decision on permit issuance for window replacement @ 50 5th Street, Block 15, Lots 3 & S.W. 25' of Lot 4, for Eugene Schley, Contractor-Reese Contracting, LLC. **Motion to approve made by Jim Bachrach, second by Robin Vroegop. Motion carried.**
- 4) Review, Discussion and Decision on permit issuance for renovation of front porch @ 18 6th Street, Block 26, Lots 4 & 5, for Wayne & Linda Armstrong, Contractor-Erin Rodriguez Construction, LLC.
Notes: Variance granted by BOA. Recommendation decision to City Commission addressing encroachment on City R.O.W.

Robin Vroegop addressed concerns about encroachment.

Motion to recommend to City Commission to not approve encroachment because it creates a poor precedent made by Robin Vroegop. Motion died for lack of second.

Motion to follow through and support BOA recommendation to recommend to City Commission to approve encroachment made by Jim Bachrach, second by Geoff Hewell. Motion carried 4-1. Robin Vroegop voting nay.

Motion to accept design of porch made by Geoff Hewell, second by Jim Bachrach. Motion carried.

- 5) Review, Discussion and Decision on tree permit:
Readdress application for City of Apalachicola, alleyway between Avenues C&D and 5th & 6th Streets – Request to trim two Oak Trees. **Motion to not cut trees and move garbage cans to 5th Street side made by Geoff Hewell, second by Jim Bachrach. Motion carried.**
- 6) Review, Discussion and Decision on permit issuance for construction of fence @ 313 Water St., Wharf Lot 29, for Apalach River Marina, for Karen Hoff.

Betty Webb stated that BOA approved for 48" fence.

Motion to approve but with addition that side fence be a shadow box fence made by Geoff Hewell.

Geoff Hewell withdrew motion.

Motion to recommend to approve the design as submitted for a side 6' shadow box fence and picket fence for front made by Robin Vroegop, second by Geoff Hewell. Motion carried.

- 7) Old Business

Robin Vroegop request update on housing project at old AHS site.

Mark Tarmey stated project has been expanded to include more units. Apalachicola is a qualified zone so that will make application score higher. Mr. Tarmey stated that we should know if application made the short list by year end.

Robin Vroegop requests Family Dollar update.

Betty Webb stated Family Dollar has not proceeded any further at this time.

Robin Vroegop request Battery Park drainage project update.

Betty Webb stated the City Commission approved to accept funding for alternative analysis for water quality improvement project.

Geoff Hewell stated regarding the Family Dollar issue, they had to go through the special exception process, and they haven't started the process.

- 8) Other Business for Discussion

Betty Webb stated the Board needed to approve/disapprove workshop items.

Proposed Land Development Code revisions relating to corner lot setbacks. Item tabled at this time.

Proposed Comp Plan Changes revisions relating to FLU Map, CHHA Map, and Historic Squares. Motion to send to City Commission and proceed with adoption process made by Geoff Hewell, second by Robin Vroegop. Motion carried.

Floodplain Management Ordinance. Motion to proceed with adoption process made by Robin Vroegop, second by Geoff Hewell. Motion carried.

Historic Guidelines. Motion to proceed with adoption process to make Historic Guidelines part of LDR made by Geoff Hewell, second by Robin Vroegop. Motion carried.

Betty Webb stated that Cindy Clark will now be in the planning office on Monday and Wednesday to address permits and issues.

Jim Bachrach asked that Betty Webb review the corner lot set back recommendation and explain to Commission.

Betty Webb stated she will compile more information.

Motion to adjourn made by Geoff Hewell, second by Jim Bachrach.

Tom Daly, Chairman