

# ***CITY OF APALACHICOLA***

## **PLANNING & ZONING BOARD**

**WORKSHOP AND REGULAR MEETING**

**MONDAY, July 11, 2011 – 5:30PM**

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

### **MINUTES**

**Members and Staff Present:** Tom Daly-Chairman, Leon Bloodworth, Geoff Hewell, Mark Browne  
Tami Ray-Hutchinson, Sally Williamson, Betty Webb-Administrator, Cindy Clark – Planning  
Contractor

#### **WORKSHOP – 5:30pm**

Cindy Clark – Continuation of EAR Based Amendments and Related Items

1) Public Facilities & Housing Elements

**Cindy Clark reported that she has nothing new to add since last presentation and discussion, but would address any comments or questions.**

**Leon Bloodworth made two suggested changes for the Housing Element:**

- 1. Page 23, Policy 4.1 – Add wording to end of statement... *where appropriate.***
- 2. Page 24, Objective 6 and Policy 6.1 – Add wording to reflect that incentives will be considered to owners/developers who save, preserve and retain those certain quality homes that are historically significant.**

**Board agreed to make appropriate changes as outlined and move forward with the housing element. No changes brought forth for Public Facilities Element.**

2) Riverfront District Inconsistencies (LDC/Comp Plan)

**Cindy Clark presented working document that outlined inconsistencies/conflicts. Discussion held. Board agreed to hold a workshop with the Riverfront Property Owners Association to get their views on what they would like to see on the Riverfront. George Mahr, association member, will get group together and suggest a date for the workshop.**

#### **WORKSHOP – 6:00pm**

Discussion with Board of Adjustment – Planning Vision for Lot Coverage in Historic Downtown Area - Related to request for 100% lot coverage on the parcel located at the Southwest corner of Water Street and Avenue E, Block E-1, Lot 10 (next to Cotton Warehouse/Center for History Culture and Art).

**Discussion held. Board members expressed their concern with stormwater run-off and retention, parking, FEMA elevation requirements and trash receptacle location for the new structure. Cindy Clark asked if a hardship had been presented, stating that the code states that a variance can be granted due to a hardship. Board of Adjustment will continue their Public Hearing and Special Meeting on Monday, July 18<sup>th</sup> at 6pm, if a quorum can be present.**

## REGULAR MEETING

- 1) Approval of June 2011 minutes. **Motion to approve made by Geoff Hewell, second by Leon Bloodworth. Motion Carried 6 to 0.**
- 2) Review, Discussion, and Decision for building permit issuance for new metal roof over existing shingles @ 173 Avenue E, Block 94, Lots 1 and SE ½ of 2 for Jonathan and Mellisa Davis/Bobby James Roofing. **Motion to approve with requested change by Mr. James to remove the old shingles and replace with new small-rib metal roof made by Mark Browne, second by Geoff Hewell. Motion Carried 6 to 0.**
- 3) Review, Discussion and Decision for restoration of historic structure (old Economy Cash Store) @ 161 Commerce Street, Block G1, Lot 11 for Mel Livingston:
  1. Waiver to consider project a restoration rather than re-construction due to value of property.
  2. Waiver of flood elevation requirement.
  3. Permit Issuance.**Motion to approve construction permit issuance contingent upon submission of detailed restoration plan and to designate the project a restoration of a contributing historic building on the Historic Bowery of Apalachicola made by Mark Browne, second by Leon Bloodworth. Motion Carried 6 to 0.**
- 4) Discussion to Implement a Plan for Sufficient Posted Addresses on Homes and Business  
**Board agreed to forward to Fire Department to issue as a PSA for voluntary compliance.**
- 5) Discussion to Address Construction and Uses on State and County Owned Properties  
**Leon Bloodworth stated that he feels State and County projects and uses of their properties owned within the City's jurisdiction should follow the same process through P&Z just as other property owners are required to do. Board agreed. Betty Webb will get a legal opinion from the city attorney and make contact with League of Cities to see how other cities address this issue.**
- 6) Previous Agenda Items Pending:
  - a. Portable metal building @ 76 Avenue H, Lots 6, 7 and part of 8, Block 19, Larry Cummings/Tool Time. – Schedule Workshop to discuss sheds in the City.  
**Board agreed to set up a time that architects can be present to discuss and work on acceptable plan.**
  - b. Maritime Museum Construction  
**Tom Daly reported that he had met with Mr. Floyd and recommended that further discussion and action on the project be on hold until the Board has a chance to sit down with Mr. Floyd and discuss his plans in detail. Mr. Daly strongly recommended that members stop by and see what has been accomplished and listen to his desires for the future, stating that Mr. Floyd could contribute an incredible amount to the City's maritime heritage. Motion made to authorize Chairman Daly to make contact with Mr. Floyd and set up a time for him to come before P&Z to discuss project status and move forward made by Mark Browne, second by Geoff Hewell. Motion Carried 6 to 0.**

7) Other Business:

1. George Mahr presented a conceptual design for the front of the old Seahorse Building, 87 Market Street, including re-design and adding a second level to the covered entrance/awning. Motion to approve conceptual design pending appropriate easements are in place (City and DOT) and submitting final construction plans to P&Z for approval made by Leon Bloodworth, second by Mark Browne. Motion Carried 6 to 0.
2. George Coon presented revised plans for the kiosk/shelter at City Square enlarging it to a 20'x40' structure with a simpler design. Motion to approve made by Sally Williamson, second by Tami Ray-Hutchinson. Motion Carried 6 to 0.
3. Gary Ulrich presented final plans for building permit issuance decision for a new home @ 159 Avenue B, Block 51, Lots 9 & 10, for Jack and Diane Brewer. Motion to approve pending architect approval made by Mark Browne, second by Geoff Hewell. Motion Carried 6 to 0.
4. Betty Webb presented plans on behalf of the Florida Seafood Festival and City for construction of a shelter over the small concrete platform/stage in Battery Park. Approval from architect received with suggestions for construction. Motion to approve made by Geoff Hewell, second by Tami Ray-Hutchinson. Motion Carried 6 to 0.
5. Betty Webb stated that Commissioner Ash has requested that three parking spaces on Avenue E be dedicated for Centennial Bank customers. Board agreed to visit site and discuss at next meeting. Board also agreed to request that the right turn only arrows be painted from the drive through lanes as previously agreed upon.

There being no further business, meeting adjourned.

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Tom Daly, Chairman