

# *CITY OF APALACHICOLA*

## **PLANNING & ZONING BOARD**

**REGULAR MEETING**

**MONDAY, May 14, 2012**

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

### **MINUTES**

**Members/Staff Present:** Tom Daly-Chairman, Geoff Hewell, Jim Bachrach, Dieter Ambos, Tami Ray-Hutchinson, Sally Williamson, Mark Browne, Lynn Wilson-Sphroer-Alternate Member, Betsy Webb-City Administrator

#### **REGULAR MEETING – 6:00 PM**

**Meeting opened by Chairman Daly.**

- 1) Approval of April 2012 minutes. **Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried 7 to 0.**
- 2) Review and Discussion of proposed design for new Public Restroom structure to be located at Block E-1, Lot 12 for the City of Apalachicola. **Jim Waddell, Engineer for the overall project standing in for Mark Tarmey, Architect for the restroom structure design. Mr. Waddell reported that the restroom is being completed under the CDBG Commercial Revitalization project being administered by Debbie Belcher.**

**The following issues were brought forth and discussed. Mr. Waddell and Mr. Tarmey will submit a written response to comments:**

- **Site Plan – roof line and space between buildings (sponge exchange and cotton warehouse)**
  - **Air Conditioning – vent fans for circulation in current plans**
  - **Auto Light and Fan Switches**
  - **Use of Lift or Elevator-rather than planned ramp–two handicap routes required by code??**
  - **Alternate Finish on Exterior Walls – current plans show some surfaces as stucco**
  - **Relocate Steps to the Middle – in addition to keeping an accessible ramp**
  - **Joint Use Ramp – rather than steps**
  - **Ground Elevations (FEMA floodplain) – required for these types of facilities??**
  - **Location of Building – other site possibilities questioned**
  - **Addition of a Supply/Broom Closet**
- 3) Review, Discussion and Decision of permit issuance for addition of a front and back porch to match existing structure and new metal galvalum roof @ 190 11<sup>th</sup> Street, Block 150, Lots 2 and 3, for Barbara McInturff/Brett Bryd Construction. **Motion to approve made by Geoff Hewell, second by Dieter Ambos. Motion carried 7 to 0.**
  - 4) Review, Discussion and Decision of permit issuance for replacement of the canopy over gas pumps @ Express Lane located at the corner of Hwy 98 and 4<sup>th</sup> Street. **Motion to table until further information is submitted and representative can be present made by Geoff Hewell, second Mark Browne. Motion Carried 7 to 0.**

- 5) Review, Discussion and Decision of permit issuance for new Maritime Museum structure @ 103 Water Street for George Kirvin Floyd. (Same plans previously submitted and reviewed.)

**George Kirvin Floyd and Architects George Seay and Bob Watchter with Vanson Enterprises, Inc. gave presentation of plans and discussed design.**

**Mark Browne stated that he is concerned with stormwater, elevator, look of structure not being historic design, parking and use (restaurant).**

**Lynn Wilson Sphorer offered suggestions that may help with appearance/acceptance: tone down the color, add horizontal ban (shadow line) and utilize horizontal siding rather than vertical lines on such a tall building.**

**Motion made by Geoff Hewell to grant contingent approval contingent upon meeting parking requirements and BOA approval of height variance.**

**Cindy Clark noted that the LDC does not allow for a contingent approval.**

**Chairman Daly stated that conceptual/contingent approval was given. Ms. Webb will check records for exact approval previously given.**

**Motion withdrawn by Hewell, no second voiced.**

**Parking mitigation discussed, noted this would be settled with the City Commission. Height variance discussed, noted this decision is outside of P&Z, BOA would need to address.**

**Motion made by Sally Williamson to approve and move forward with project contingent upon the these issues being met before a permit is issued: submission of a site plan that meets code requirements, stormwater plan that meets code, parking mitigation agreement with the City and BOA decision on height variance for elevation, if not approved by BOA elevator cannot exceed code height limit.**

**Motion second by Jim Bachrach. Motion Carried 4 to 3.**

**Voting Aye: Williamson, Bachrach, Ray-Hutchinson, Hewell (alt member Sphorer in favor)**

**Voting Nay: Browne, Ambos, Daly**

- 6) Tree Applications: (all trees are flagged)

1. Teresa Ann Martin – 101 Avenue M – 1 live oak  
**Tree Committee recommended approval. Motion to approve made by Geoff Hewell, second by Dieter Ambos. Motion Carried 7 to 0.**
2. Barbara McInturff – 190 11<sup>th</sup> Street – continuing discussion on 1 pine tree in rear  
**Ms. McInturff and Geoff Hewell updated board on past tree removal activity at site. Two trees in planned driveway were inspected and recommended for removal by Division of Forestry representative, Ms. McInturff still request this one pine be approved for removal will effect back-around for vehicles existing the planned garage. Ms. McInturff stated she would do tree replanting. Motion to approve made by Geoff Hewell, second by Jim Bachrach. Motion Carried 7 to 0.**

7) Other Business

1. **Review, Discussion and Decision of permit issuance for a temporary 6' screen fencing around plants nursery @ 229 West Highway 98, Block 3, Lot 12 Neels Addition, for David Mills LLC. Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion Carried 7 to 0.**

There being no further business, meeting adjourned.

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Tom Daly, Chairman