

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP, PUBLIC HEARING & REGULAR MEETING
MONDAY, May 12th, 2014
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Tom Daly-Chairman, Jim Bachrach, Geoff Hewell, Robin Vroegop, Sally Williamson, Lynn Wilson-Spohrer, Fredrick Vogt, Cindy Clark-Contract Planner, Revena Ramsey-Permitting, Wilbur Bellew-Code Enforcement, Betty Webb-City Administrator.

I. Workshop – 5:00 PM

May Workshop on Solar Panels & Windows in Historic Structure
Discussion on Solar Panels with Cindy Clark.

II. Public Hearing – 6:00 PM

Special Exception Request: Proposed implementation of a small preschool program within the O/R; R-1 (Office Residential; Residential) zoned areas @ 79 6th Street, more specifically described as Block 16, Lot(s) 6-8, for Trinity Episcopal Church.

Revena Ramsey announced that 90 notices were mailed out 12 received back that were “For”, 1 was returned undeliverable and 0 responses returned “Against”.

Betty Webb stated she got a response around 4:30 p.m., which was after the deadline, that was “Against”.

Tom Daly-Chairman stated he had also received 1 response via email that was “Against”.
Martha Harris spoke on behalf of Trinity Episcopal Church explaining their request.
Discussion was held.

III. Regular Meeting

- 1) Approval of April 2014 Minutes.
Jim Bachrach made motion to approve, 2nd by Geoff Hewell. Motion carried.
- 2) Decision on approval for Special Exception to allow small preschool program within the O/R; R-1 zoned area @ 79 6th Street, Block 16, Lot(s) 6-8, for Trinity Episcopal Church.
Jim Bachrach made motion to approve, 2nd by Lynn Wilson-Spohrer. Motion carried.
- 3) Discussion on Cedar Tree removal @ Riverfront Park.
Tom Daly-Chairman asked for City’s comments

Wilbur Bellew-Code Enforcement stated it was done as a safety issue from a safety stand point through Code Enforcement.

Tom Daly asked if it was discussed with the Commissioners as well.
Wilbur Bellew stated yes.

Robin Vroegop recommended an arborist to review trees.

Geoff Hewell asked board if they are going to require Wilbur to bring every tree removal to the P&Z board for approval? Geoff Hewell stated they need to either follow the tree ordinance or go before Commission to change tree ordinance.

Revena Ramsey asked how much does it cost for an arborist to come out as Robin Vroegop had stated and where are the funds going to come from to pay for arborist?

Robin Vroegop stated the tree committee had funds from Progress Energy and that the arborist was something that had been discussed previously.

Wilbur Bellew stated all trees will come before P&Z and they can sign off on them.

- 4) Review, Discussion and Decision on permit issuance for construction of covered grill area @ 218 Whispering Pines, Block 235, Lot 4, for Tammy Furnish, Contractor – Self. **After the fact** (Tabled 4-14-14)
Geoff Hewell made motion to approve, 2nd by Sally Williamson. Motion carried.
- 5) Review, Discussion and Decision on permit issuance for fencing @ 121-123 Avenue D, Block 40, NE & SW ½ of Lot 10, for Rick Lafleur, Contractor – Pete Adams. (Tabled 4-14-14)
Lynn Wilson-Spohrer made motion to approve, 2nd by Geoff Hewell. Motion carried.
- 6) Review, Discussion and Decision on permit issuance for fencing @ 128 4th Street, Block 8, Lot(s) 4-5, for Howard & Lydia Schmalz, Contractor - Unknown. (Tabled 4-14-14)
Geoff Hewell made motion to approve, 2nd by Lynn Wilson-Spohrer. Motion carried.
- 7) Review, Discussion and Decision on permit issuance for 8'X12' shed @ 126 Coach Wagoner Dr (14th Street), Block 92, NW ½ of Lot 2, for Charles Itzkovitz, Contractor – Self. **After the fact** (Tabled 4-14-14)
Robin Vroegop made motion to approve, 2nd by Fredrick Vogt. Geoff Hewell and Lynn Wilson-Spohrer opposed. Motion carried.

Tom Daly stressed it must have hurricane tiedowns.
- 8) Review, Discussion and Decision on permit issuance for 4' Chain link fence on property line @ 328 22nd Avenue, Block 224, Lot 13, for Eliseo Jimenez-Escobar, Contractor – Self.
Robin Vroegop made motion to approve, 2nd by Sally Williamson. Motion carried.
- 9) Review, Discussion and Decision on permit issuance for replacement of windows & door, porch railings & fencing @ 202 11th Street, Block 151, Lot(s) 1, for David Harbaugh & Beth Appleton, Contractor – Self.
Jim Bachrach made motion to approve, 2nd by Sally Williamson. Motion carried.
- 10) Review, Discussion and Decision on permit issuance for shingle to metal roof (galvalume in color), Contractor – Teat Construction:
 - a. Corner of Avenue H and 7th Street, Block 64, Lot(s) 9-10, for Frances Wiggins
 - b. 64 17th Street, Block 114, Lot(s) 1-2, for Benjamin & Jean Gerber
 - c. 158 Avenue E, Block 85, 90 ft of Lot 6 & all of Lot 7, for Greg Russell**Sally Williamson made motion to approve, 2nd by Lynn Wilson-Spohrer. Motion carried.**
- 11) Review, Discussion and Decision on permit issuance for shingle to metal roof (galvalume in color) @ 71 13th Street, Block 85, Lot(s) 8 & NW ½ of Lot 9, for Don Abbey, Contractor – RW Thomas Construction.
Geoff Hewell made motion to approve, 2nd by Lynn Wilson-Spohrer. Motion carried.
- 12) Review, Discussion and Decision on permit issuance for picket fence @ 88 Avenue G, Block 28, Lot(s) 7, for Patricia Walker, Contractor – Erin Rodriguez Construction.
Erin Rodriguez stated error on agenda that physical location is 100 Avenue C.

Jim Bachrach made motion to approve, 2nd by Sally Williamson. Motion carried.
- 13) Review, Discussion and Decision on permit issuance for fence replacement @ 189 Avenue L, Block 132, SW ½ of Lot(s) 9-10, for Jay Chesley, Contractor – Self.

Geoff Hewell made motion to approve, 2nd by Jim Bachrach. Motion Carried.

- 14) Review, Discussion and Decision on permit issuance for replace garage door @ 160 Avenue E, Block 85, SW 90' of Lot 6 & all of Lot 7, for Greg & Krysta Russell, Contractor – Self.

Jim Bachrach made motion to approve, 2nd by Sally Williamson. Motion carried.

- 15) Review, Discussion and Decision on permit issuance for fence replacement @ 33 9th Street, Block 35, Lot(s) 7, for Michael & Tara Roberts, Contractor – Self.

Betty Webb stated they are not replacing back fence at alleyway, they are repairing only because if they remove it then fence would have to go on property line.

Geoff Hewell made motion to approve, 2nd by Lynn Wilson-Sprohrer. Motion carried.

- 16) Review, Discussion and Decision on permit issuance for new construction of single family residence @ the corner of 11th Street and Avenue B, Block 45, Lot(s) 6, for Gary Ulrich, Contractor – Self.

Jim Bachrach made motion to approve, 2nd by Fredrick Vogt. Motion carried.

Wilbur Bellew wanted it put on record that P&Z approve & sign the tree application submitted by Mr. Ulrich for his new construction.

Geoff Hewell made motion to approve the Tree Application, 2nd by Robin Vroegop. Motion carried.

- 17) Review, Discussion and Decision on Scipio Creek Open Air Market, for City of Apalachicola, Contractor – PBSI.

Jim Bachrach made motion to approve plans as George Coon presented, 2nd by Robin Vroegop. Lynn Wilson-Sprohrer opposed. Motion carried.

- 18) New Business/Old Business/Other Business For Discussion

Motion to adjourn made by Sally Williamson, 2nd by Fredrick Vogt.


Tom Daly, Chairman