

# ***CITY OF APALACHICOLA***

## **PLANNING & ZONING BOARD**

**REGULAR MEETING**

**MONDAY, June 11, 2012**

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

## **MINUTES**

**Members/Staff Present: Tom Daly- Chairman, Sally Williamson, Geoff Hewell, Mark Browne, Jim Bachrach, Lynn Wilson-Sphroer, Lee Mathes-City Clerk**

### **REGULAR MEETING – 6:00 PM**

**Meeting called to order by Chairman Daly.**

- 1) Approval of May 2012 minutes. **Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion Carried 5 to 0.**
- 2) Continue discussion and receive public comment on proposed new Public Restroom structure to be located at Block E-1, Lot 12 for the City of Apalachicola. **Discussion moved to end of agenda.**
- 3) Review, Discussion and Decision of permit issuance for bathroom addition @ 65 5<sup>th</sup> Street, Block 9, SW ½ of Lots 9 & 10, for Will and Jody Rosenbaum. **Motion to approve made by Mark Browne, second by Sally Williamson. Motion Carried 5 to 0.**
- 4) Review, Discussion and Decision of permit issuance for elevator and decking @ 169 Water Street, Wharf Lot 19, for Harry and Linda Arnold, William Poloronis Construction, Inc. Contractor. **Motion to approve made by Sally Williamson, second by Jim Bachrach. Motion Carried 5 to 0.**
- 5) Review, Discussion and Decision of permit issuance for renovation of structure @ 131 Market Street, Block G-2, Lot 20 for William Poloronis. **(Wilson-Sphroer entered meeting.) Discussion held concerning awning over City ROW (sidewalk), type of businesses, apartment accessibility, lot coverage and color selection presented. Motion to approve made by Jim Bachrach, second by Sally Williamson. Motion Carried 6 to 0.**

**Sally Williamson clarified that Mr. Poloronis would need to go before the City Commission for encroachment agreement to place awning over City ROW. Board agreed.**

**Chairman Daly also reminded the Board that P&Z still has the right to look at colors and final plans if they choose. No action taken.**

- 6) Strategic Planning Team Request: **Chairman Daly will create a subcommittee and will discuss details of requested information with Betty Webb.**

7) Other Business

1. Review, Discussion and Decision of permit issuance for bathroom addition @ 12 Sunset Circle, Block 11, Lots 1-4 Philaco Shores, for Roy and Margaret Boone, Earl Duggar Construction. Motion to approve made by Geoff Hewell, second by Sally Williamson. Motion Carried 6 to 0.
2. Review, Discussion and Decision of permit issuance for bathroom addition @ 76 6<sup>th</sup> Street, Block 23, Lot 3 and 40' of Lot 4, for Darrell and Barbara Smith. Motion to approve made by Mark Browne, second by Lynn Wilson-Sphroer. Motion Carried 6 to 0.
3. Review, Discussion and Decision for approval of a multipurpose sign with magnetic tack board to be placed to the right of the Christmas Tree in Riverfront Park presented by George Mahr. Sign will match Welcome to Apalachicola sign located across the bridge and be used to recognize people/businesses that donate to an event and to advertise happenings in the park. Motion to approve made by Mark Browne, second by Jim Bachrach. Motion Carried 6 to 0.
4. Item 2) – Continue discussion and receive public comment on proposed new Public Restroom: Board reviewed written responses, submitted by Inovia, to public comments received at May 14<sup>th</sup> meeting.

Chairman Daly - concerned with location of bathrooms due to sale of property next to Cotton Warehouse, Grady Market Courtyard and bank parking, feels there is a better place to put it, never felt like the location was the best location.

Sally Williamson and Geoff Hewell - feel the location is good.

Motion made to recommend disapproval of proposed project made by Mark Browne.

Dieter Ambos - the City has wanted public restrooms for years, there have been public hearings with both the City Commission and P&Z and meetings held with various organizations including CRA, City Commission has picked the location.

Jody Rosenbaum - visitors need public restrooms and the building is designed to look appropriate.

Joe Taylor – City Commission approved location, what is on the table is to get public comment so the project can move forward.

George Mahr – why are we even discussing this, your charter is to look at the design not the location, we need bathrooms at that location.

Geoff Hewell – we need to concentrate on aesthetics not location.

Willoughby Marshall – feels bathrooms are not well located, read statement regarding alternative locations.

Motion died for lack of second.

Robin Vroegop – would like to see the low maintenance brick used so it would blend in better.

Lynn Wilson-Sphroer – in favor of bathrooms, just have a couple of technical issues, there is no place for water to go between the Sponge Exchange and the new building with only 30 inches between them so runoff needs to be addressed and building is abutting the sidewalk, it should be set back enough for a bench or bay stroller to fit so people and things are not waiting on sidewalk.

Being no further comment, majority agreed to move forward with project as presented, keeping concerns brought forth in mind.

8) Additional Comments:

1. Daniel Stewart with Apalachicola Maritime Museum stated that they would come back before the Board with plans and more information to discuss a roof extension to the Poplan Building for the outdoor boat building program. No action taken.
2. Chairman Daly reported that Roy Morton @ 190 Avenue B wants to do a flat finish over the brick-sand finish plaster on the renovation project previously permitted, stating that he does not see a problem with the change. Board agreed.
3. Sally Williamson stated for clarification that when work was started on the revision of the sign ordinance, the Board gave Betty Webb the authority to issue sign permits if it complied with current code. Board agreed.

There being no further business, meeting adjourned.

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Tom Daly, Chairman