

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING & REGULAR MEETING
MONDAY, May 11th, 2015
Community Center/City Hall – 1 Bay Avenue

MINUTES

Present: Tom Daly-Chairman, Fred Vogt, Lynn Wilson-Spohrer, Geoff Hewell, Jim Bachrach, Uta Hardy, Revena Ramsey-Permitting

Public Hearing – 6:00 PM

The applicant, Brett Woodward Blue Current Development, LLC request a special exception relating to proposed new construction for use as a Family Dollar Store within the C-3 (Highway Commercial) zoned area located at the corner of Hwy 98 and Clairmont Avenue, more specifically described as 1.16 Acres of Block 5 (Neels Addition).

Public hearing was cancelled. Statement read by Revena Ramsey – Based on objection to the notice of the special exception request to hae the quasi-judicial hearing be held today at 6:00 pm, this hearing has had to be (and has been agreed by the parties to be) cancelled to be rescheduled at a later date. Conferences and communication with the parties (both adverse and applicant) have confirmed this and request is made to have this announced by the city representative at the hearing. Thank you!

Regular Meeting – Immediately Following

- 1) Approval of April 2015 Minutes.
Motion to approve made by Jim Bachrach, second by Geoff. Motion carried.
- 2) Decision on special exception request @ corner of Hwy 98 and Clairmont Avenue, 1.16 acres of Block 5 (Neels Addition), For- FD Apalachicola, LLC, Contractor – To Be Determined.
Cancelled
- 3) Review, Discussion and Decision on permit issuance for carport & covered front porch @ 101 21st Avenue, Block 11 (Philaco Shores), Lot(s) 13, For – David Glidden, Contractor – Self. **Tabled on 4/13/15**
Fred Vogt requested correction to be made that this was approved on 4/13/15 not Tabled and that Geoff Hewell made the motion with it second by Jim Bachrach. Geoff Hewell stated he remembers approving it.
- 4) Review, Discussion and Decision on permit issuance for new single family residence @ 15th Street, Block 133, Lot(s) 1 and ½ of 2, For – Beverly Thompson, Contractor – Michael Clayton. **Tabled on 4/13/15**
Motion to approve, with understanding he uses hardiboard siding, was made by Lynn Wilson-Spohrer, second by Geoff Hewell. Motion carried.
- 5) Review, Discussion and Decision on permit issuance for single family residence @ 111 17th Street, Block 105, Lot(s) 7, For – Gary Ulrich, Contractor – Self.
Gary confirmed the address to be correct.
Gravel drive was discussed as to whether pervious or non and included in lot coverage.
Uta had concerns in regards to usage of accessory structure.
Geoff stated that they've okayed a separate structure in the past as long as it wasn't for rent and didn't have a separate meter.
Tom stated the other issue is vinyl siding in historical district.

Motion to table until further explanation/review from Betty or Cindy on the boards concerns was made by Geoff Hewell, second by Uta Hardy. Motion carried.

- 6) Review, Discussion and Decision on permit issuance for shingle to metal roof(galvalume in color) and replace rotten siding @ 160 8th Street, Block 67, Lot(s) 4-5, For – Gary Ziegler, Contractor – Self.
After the fact.
Motion to approve made by Jim Bachrach, second by Lynn Wilson-Spohrer. Motion carried.
- 7) Review, Discussion and Decision on permit issuance for solar panels (rooftop) @ 2 12th Street, Block 52, Lot(s) 1-2 and SE 30 ft of Lot 3, For – William Rosenbaum, Contractor – Simpler Solar, LLC.
Motion to approve made by Jim Bachrach, second by Lynn Wilson-Spohrer. Motion carried.
- 8) Review, Discussion and Decision on permit issuance for metal carport (14ft x 20ft x 6ft) @ 127 22nd Avenue, Block 254, Lot(s) 22-24, For – George Power, Jr, Contractor – Elephant Structures.
Motion to table, due to concerns with exact location from ROW, made by Jim Bachrach, second by Geoff Hewell. Motion carried.
- 9) Review, Discussion and Decision on permit issuance for fencing @ 122 Commerce Street, Block F2, Lot(s) 5 less SW 11.8 ft, For – Constance Peck, Contractor – Mike's Custom Welding.
Mrs Peck has no objection to utility companies going on her property to access meters.
Motion to approve made by Jim Bachrach, second by Geoff Hewell. Motion carried.
- 10) Review, Discussion and Decision on permit issuance for deck extension @ 121 Ellis Van Vleet Street, Block 251, Lot(s) 90x100 and 150x100 in SE Corner, For – Ronda Newell, Contractor – Self.
After the fact.
Motion to approve made by Geoff Hewell, second by Uta Hardy. Motion carried.
5 For 1 Nay(Jim Bachrach).
- 11) Review, Discussion and Decision on permit issuance for window to door change out on historical building and 5 ½ sq ft wood landing deck with encroachment of 19" x 39" @ 117 Market St., Block F2, Lot(s) SE ½ of Lot 15, All of 16 and W 11' 8" of Lot 5, For – Lynn Wilson-Spohrer, Contractor – Self. Encroachment agreement required.
Lynn Wilson-Spohrer stated she's needing this exit for insurance purposes, handicap and fire accessibility. Stated it's 19"x39" encroachment onto city property.
Motion to approve contingent upon ok from the City and the person, which is Alan, that gave the property to the City, seeing if it is ok on his expectations was made by Geoff Hewell, second by Jim Bachrach. Motion carried.
- 12) Review, Discussion and Decision on permit issuance for installation of French doors and deck w/railing @ 187 Avenue C, Block 97, Lot(s) 1 and 2 less 5'x100' of lot 2, For-Jim Bachrach, Contractor-Self.
Motion to approve made by Lynn Wilson-Spohrer, second by Fred Vogt. Motion carried.
- 13) Review, Discussion and Decision on permit issuance for signage @ East and West entrances into the City of Apalachicola on Hwy 98, For – City of Apalachicola, Contractor –
Motion to approve with arching the top and lowering the two side posts was made Lynn Wilson-Spohrer, second by Geoff Hewell. Motion carried.
- 14) Old Business
Discussed issue with burnt house on Hwy 98 and 17th Street. Tom suggested letter be sent to executor of estate for Mr. Bill Laine.
Lynn Wilson-Spohrer proposed with whatever legal entities the city needs that they contemplate removing the debris and a lien placed on the property for the expense of removing the debris.
- 15) Other Business For Discussion
Blocking of Parking/Sidewalks for Pedestrian Access

Tom suggested asking Wilbur to reflect to all business owners their concerns with substantial amounts of items blocking pedestrian ingress/egress to sidewalks (ex: planters, tables/chairs, benches, ect...)

Anita Grove spoke on the handouts and a class on Living Shoreline and CHARM (Community Health and Resource Management) workshop

Mr Vrogoep spoke on issue of blocking sidewalks, gas tanks fenced in on sidewalks and chain locked exits to alleys behind businesses causing no ingress/egress which is a fire & safety issue.

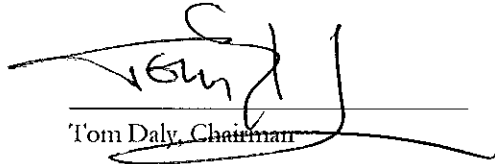
Tom Daly suggests we place this topic on agenda for discussion.

Uta Hardy suggestion on a way to notify the public of upcoming permits is to have newspaper publish all permits that come in on a weekly or monthly basis. She has spoken to Betty about it. This is something she's working on.

Suggestions were to attach a map with each agenda for public, place a large city map at the community center, possibly opening 15 to 30 minutes prior to meeting for those interested in public review of agenda items before actual meeting.

Fred Vogt spoke on Florida Land Development Regulations on Quasi-Judicial. He'd like to request workshop(s) so they can learn more on Quasi-Judicial. Need to add procedure for Quasi-Judicial in the LDC. He feels those applying for a Quasi-Judicial need to submit documents at least 4 weeks in advance so we can prepare.

Motion to adjourn made by Jim Bachrah, second by Lynn Wilson-Spohrer.
Meeting Adjourned


Tom Daly, Chairman