

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 10TH, 2020
Community Center/ City Hall -1 Bay Avenue
Minutes

Workshop- 5:00 P.M.

City Commission & Planning & Zoning Joint Workshop Topic: Fill Ordinance

Chair -Jim Bachrach called meeting to order. One agenda item to discuss the Land Development Code definition about other business. Municode is working with Rebecca Jetton with DEO going through LDC. City Commission to discuss potential issues. Discussion was held on accessory structures in front yards, the definition of “required front yard” vs “front yard”, waterfront properties, alleys, encroachments, setbacks, water systems & hvac in location to neighbors, grandfathered-in, dividing of lots causing non-conforming structures, corner lots, building height in regards to where does it start (BFE vs Grade).

Jim Bachrach discussed the position of Chairman and how the board would like to make a vote on a Chairman as he does not want to remain Chairman. Decision tabled until next meeting.

Jim Bachrach discussed doing something to honor previous P&Z Chairman, Tom Daly for his years of service on the board.

Uta Hardy asked question if Denton Cove project had to come back to P&Z. Discussion was held and determined that it went to State level in court and did not have to go back to P&Z but they would have to submit plans meeting requirements decided in court before permit can be issued. Concern of how this project would affect our current sewer and water. Uta suggests we start thinking about impact fees.

Uta Hardy made motion to adjourn, second by Constance Peck. Motion carried.

Chairman

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 10TH, 2020
Community Center/ City Hall -1 Bay Avenue
Minutes

Regular Meeting – 6:00 P.M.

Chair- Jim Bachrach called meeting to order. Jim greeted newest member on board, Revena.

1. Approval of January 13th, 2020 Regular Meeting Minutes.

Motion to approve: Constance Peck, second by Al Ingle. Motion carried.

2. Review, Discussion and Decision for a Live Oak Tree Removal **(Historic District)(R-1) @ 173 Ave. B** Block 56, Lots 1, 2, 3 For—Sheer Gross—Owner; Contractor: Gary Ulrich.

Motion to approve pending letter from arborist deeming tree a danger/hazard if canopy or limb is removed made by Uta, second by Al. Does not come back to P&Z, they'll accept whatever arborist says. Motion carried.

3. Review, Discussion and Decision for a Altering a Driveway & Parking Area Plan **(Historic District) (R-1) 51 8th St.** Block 29, Lot 7 For—Christiana Moore—Owner; Contractor: Steve Moore. **Motion to approve: Uta Hardy, second by Constance Peck. Motion carried.**

4. Review, Discussion and Decision for Demolition of a Structure **(Historic District) (R-1) @ 206 9th St.** Block 161, Lots 2 & 3 For—Gary Ziegler—Owner; Contractor: Owner.

Discussion was held, Kelly Simpson stated home is not on the historic registry. Procedure for Demo will be advertised three times and recommend it be reviewed again in March so that anyone who wants to purchase property or renovate in some way has option to do so, that's the standard for application. Motion to approve: Uta Hardy, second by Constance Peck. Motion carried.

5. Review, Discussion and Decision for a 12'x 20' Shed **(R-2) @ 128 22nd Ave.** Block 255, Lot 23-30. For—Nellie Sanders—Owner; Contractor: Bestway Portable. **Discussion was held, Kelly Simpson did correction stating 11% impervious. Motion to approve: Constance Peck, second by Elizabeth Milliken. Motion carried.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 10TH, 2020
Community Center/ City Hall -1 Bay Avenue
Minutes

6. Review, Discussion and Decision for Enclosing an Existing Screen Porch with Windows & a Fence Application. **(Historic district)(R-1) @ 99 16th St.** Block 99, Lot 6. For—Peggy Brown—Owner; Contractor: Tim Poloronis. **Motion to approve: Uta Hardy, second by Al Ingle. Motion carried.**

7. Review, Discussion and Decision for a 156 Sq. Ft. Addition **(Historic District) (C-2) @90 8th St.** Block 32, Lot 3 For—Bobby James & Daphne Evanoff—Owner; Representative: George Coon. **Discussion held about non-conforming structure. Then it was determined it's in commercial district. Board was stating C4 in which Constance read the setback requirements for C4. Motion to approve based on C4: Constance Peck, second by Elizabeth Milliken. Motion carried.**

8. Review, Discussion and Decision for a 24' x 24' Carport and a Fence Application **(Historic District) (R-1) @ 108 Ave. D** Block 34, Lots 6& 7. For—Lawrence & Toni McIntosh—Owner; Contractor: Duncan Home Construction. **Motion to approve: Al Ingle made motion to approve fence and carport approved after submitting new plans to city with revisions showing size decreased to meet 40% lot coverage, second by Constance Peck. Elizabeth Milliken and Uta Hardy opposed. Motion carried.**

Other Business:

Uta Hardy brought up the position of Chairman in which Jim Bachrach was filling. Recommendation was made by Uta Hardy to appoint Al Ingle as Chairman and herself remain as Vice Chair.

Chairman