

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, April 13TH, 2020
Community Center/ City Hall -1 Bay Avenue
Minutes

Workshop Attendance via Zoom: Al Ingle-Chair, Uta Hardy-Vice Chair, Elizabeth Milliken, Constance Peck, Heath Galloway, Anita Grove-Commissioner, Kristy Banks-City Attorney, Kevin Begos-Mayor.

Workshop Attendance at Community Center: Jim Bachrach, Chris Holley-City Administrator, Revena Ramsey-Code Enforcement & Permitting, David Meyer-Sound/Audio.

Workshop- 5:00 P.M.

Planning & Zoning Workshop Topic: Municode w/Rebecca Jetton
Discussion was held with Rebecca Jetton on speaker phone.

Regular Meeting – 6:00 P.M.

Attendance via Zoom: Al Ingle-Chair, Uta Hardy-Vice Chair, Elizabeth Milliken, Constance Peck, Heath Galloway, Bob Lauther, Anita Grove-Commissioner, Kristy Banks-City Attorney, David Adlerstein, Rusty Tucker

Attendance at Community Center: Jim Bachrach, David Meyer, Revena Ramsey, George Coon, James Elias & Kathleen Kelly, Henry Martin

1. Approval of March 9, 2020 workshop minutes & regular meeting minutes.
Motion to approve: Jim Bachrach; Second by Heath Galloway. Motion carries.
2. Review, Discussion and Decision for Municode.
Motion to approve changes by Municode and move forward to Commission for approval: Jim Bachrach; Second by Elizabeth Milliken. Motion carries.

Jim Bachrach stated that normally if someone can't be there the board normally tables an item but, due to the circumstances and some people not being able to be at the meeting due to circumstances, would the board agree to try and move items forward if possible.

Discussion was held on what they should be able to approve without representation.

David Meyer did roll call of applicants at community center for meeting announcing George Coon

Mr. Elias announced himself: James & Kathleen Elias

Mr. Martin announced himself: Henry Martin.

3. Review, Discussion and Decision for Tree Removal - Slash Pine **(R-3) @ 446 22nd Ave.** Block 209, Lots 6 & 7 For—Mike Thornton—Owner; Contractor: Tree Helper, LLC.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

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4. Review, Discussion and Decision for Tree Removal – Long leaf Pines & Water Oaks **(R-2) @ 60 23rd Ave.** Block 266, Lots 12 & 13 For – Michael Friedman- Owner; Contractor: Bartlett Tree Service.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion carries.
5. Review, Discussion and Decision for a 12'x12' Storage Shed **(Historic District) (R-4) @ 208 12th St.** Block 151, Lots 7 & 8 For – Peyton Morton - Owner; Contractor: Self.
Motion to table due to lack of representation and need of survey or site plan: Constance Peck, Second by Uta Hardy.
6. Review, Discussion and Decision for a 20'x21' Garage **(Historic District) (R-1) @ 85 Bay Ave.** Block 26, SW ½ Lot 9 and all of Lot 10 For – James Elias & Kathleen Kelley – Owner; Contractor: Carolina Carports, Inc. **(Flood Zone – AE)**
Motion to approve: Jim Bachrach; Second by Constance Peck. Uta Hardy opposed. Motion carries.
7. Review, Discussion and Decision for Tree Removal – Longleaf Pine **(R-2) @ Entrance of Bay Colony Subdivision, Bay Colony Way & Hwy 98,** Bay Colony Subdivision For— Wayne Gleasman – Bay Colony Owners' Association; Contractor: Tree Help, LLC.
Motion to approve: Heath Galloway; Second by Constance Peck. Motion carries.
8. Review, Discussion and Decision for New Construction with Tree Removal **(Historic district) (C-1) @ 48 Ave. D.** Block 1, Lot 2 & 3. For—Gibson Inn; Steven Etchen—Owner; Contractor: To Be Determined. **(Decision to approve should be contingent upon approval by City Commission due to Lease Agreement)**
Discussion held.
Boards concerns: It's C-1 and should be commercial down with residential up and nothing in the plans for such. Use for short term rentals, not in compliance with code. Morgan Quarters use questioned long term vs short term for overflow as well as owner converting downstairs stores into apartments. Commercial use not being met. Uta would like to see real good set of plans and strategy as the applicant keeps changing his plans. Provisions for Hotel/Motel in C-1. Flood zone was questioned. Primary use was questioned. Questioned whether it's a hotel if it's new construction and not connected to hotel. Question raised if it's attached by the means of covered walk way would it become part of the hotel. If it's located on the lot of the hotel and running under the offices of hotel is it allowed? Question for city council, is this use allowable with this property? Other concerns are that the entire block is getting away from commercial downstairs and upper short term rental. Goes back to code, is this allowed and if so then we have to allow it.

George Coon – Ah La Carte building ground floor is to low, ceiling height is only 7' and that's why they can't do anything downstairs of Ah La Carte. Shared possibilities of making downstairs an office but have to get rid of the bath leaving toilet only and he'd

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have to guarantee it wouldn't be used as a room. Flood zone X. Primary use is part of the Gibson.

Kristy Banks – Read sections of Transient Lodging Ordinance

Motion to ask Kristy-City Attorney two questions: Is this a separate lot that needs to look at new building and old building and what it could be? Second question-If it's a separate lot, does C1 regulations apply with down stairs business and upstairs rentals? Motion made by: Uta Hardy; Second by: Constance Peck. Motion carries.

9. Review, Discussion and Decision for Change in roof pitch **(R-1) @ 231 Atlantic Ave.** Block 8, All of Lots 4, 13, 14 and portions of Lots 5 & 6 Neels Addition. For – Ginger Nelson a.k.a. Virginia Madewell – Owner; Contractor: William Ross Development.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion carries.

10. Review, Discussion and Decision for Lime stone parking space in front and rear of property **(Historic District) (Part O/R & R-1)@92 Coach Wagoner Blvd.** Block 94, NW ½ of Lot 2 and Lot 3. For – George Martin – Owner; Contractor – Jason White Construction. **(Tabled at March 9th, 2020 meeting due to lack of representation)**
Discussion held. Board concerns with use of lime rock.
Kristy-City Attorney read portion of proposed Fill Ordinance.
Motion for Mr. Martin to get engineer opinion on a way to handle his water problem and get back with the board was made by: Constance Peck; Second by Heath Galloway. Motion carries.

Other/New Business

Uta Hardy shared concerns with operation of Morgan Quarters in that it's operating as short term but is supposed to be long term. Originally it was an apartment building that according to our standards, planning guide it allowed 3 apartments and one storage unit. It was used as 4 apartment's long term and sold as such. Now it's used as 4 unit's short term usage would like it checked out.

Board asked Revena to look into Morgan Quarters and whether it's operating as long term or short term as it's supposed to be long term.

Motion to adjourn: Jim Bachrach; Second by Constance Peck.

Al Ingle, Chair