

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
REGULAR MEETING  
MONDAY, November 14th, 2022  
Community Center -1 Bay Avenue  
Minutes

**Regular Meeting: 6:00 pm**

**Attendance: Al Ingle, Bobby Miller, Jim Bachrach, Joe Taylor, Lee McLemore**

1. Approval of October 10<sup>th</sup>, 2022 regular meeting minutes.
  - **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Joe Taylor. All in favor – motion carried.**
  
2. Review, Discussion and Decision for Pool, Pool Decking, & Covered Porch. **(R-2) @ 250 Prado Street.** Block 2, Lots 7, 8, & 9. For D. & T. Robertson -Owner; Contractor: Forgotten Coast Pools & Self
  - **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**
  
3. Review, Discussion and Decision for Deck Addition. **(Historic District) (O/R) @ 71 15<sup>th</sup> Street,** Block 95, Lot 7. For W. Avery -Owner; Contractor: Earl Duggar
  - **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Joe Taylor. All in favor – motion carried.**
  
4. Review, Discussion and Decision for Sign. **(Historic District) (R-2) @ 205 17<sup>th</sup> Street.** For Denton Cove Ltd.–Owner; Contractor: RBK3, LLC.
  - **Discussion on whether the approved site plan for Denton Cove included the 24sqft of lot coverage from the sign structure in their calculations. Also discussed the sign ordinance and whether the structure around the letters is included in the sign – Sec 113-3. – Computations states:**
    - ***(1)Computation of sign area. The area of a sign shall be computed by means of the smallest rectilinear figure (but which shall have a continuous perimeter of not more than eight straight lines) which encompasses all lettering, wording, frame, design or symbols, together with any background and any illuminated part of the sign on which the sign is located, if such background or such illuminated part of the sign***

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*is designed as an integral part of and related to the sign. Support and bracing which are not intended as part of the sign and which contain no message, shall be excluded. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction, and the area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.*

- **Motion to table until applicant provides an accurate site plan with the lot coverage breakdown shown and legal can give insight into if the sign dimensions include the large surrounding structure by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**
5. Review, Discussion and Decision for Pavers & Pond Removal. **(R-2) @ 270 Acola/135 Bay Colony**, Block 5, Lots 7 & 8 + BC Lot 20. For D.& J. Lawrence -Owner; Contractor: Self
- **Motion to approve the proposed pavers contingent upon legal providing agreement for the shared lot coverage from BC Lot 20 and it being signed by the applicant and provided to staff by Lee McLemore; 2<sup>nd</sup> by Bobby Miller. All in favor – motion carried.**
  - **Motion to table the removal of the retention pond until a stormwater analysis can be completed and show that the pond is not necessary by Jim Bachrach; 2<sup>nd</sup> by Joe Taylor. All in favor – motion carried.**
6. Review, Discussion and Decision for Demolition & New Construction. **(R-3) @ 189 25<sup>th</sup> Avenue**. Block 239 Lots 25-30. For Donna Crum – Owner; Contractor: Paul Judson
- **Motion to approve contingent upon an updated site plan showing where the parcel has been split and provided for staff review of setbacks by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach. All in favor – motion carried.**

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7. Review, Discussion and Decision for Porch/Deck Addition. **(Historic District) (C-2) @ 111 Avenue E.** Block 32 Lot 9. For C. & H. Brocato/Apalachicola Wellness LLC – Owner;  
Contractor: Matthew Godwin

- **Applicant brought in additional site plan to clarify the lot coverage and conjoined parcels.**
- **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Lee McLemore. All in favor – motion carried.**

Other/New Business: **N/A**

Outstanding/Unresolved Issues: **Jim Bachrach brought up the point that the Historic Guidelines cannot be currently enforced and asks that Al Ingle, Chairman, speak to the City at the next regular city commission meeting about this.**

**Motion to adjourn by Jim Bachrach; 2<sup>nd</sup> by Lee McLemore. All in favor – meeting adjourned.**

Minutes Approved:



Date: 15 November 2022