

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, December 12th, 2022
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **Al Ingle, Bobby Miller, Lee McLemore, Elizabeth Milliken, Jim Bachrach, Chase Galloway**

Workshop - Height Ordinance: 5:30 PM

- **Chairman Al Ingle began the workshop by explaining that the new proposed height ordinance was drafted by the City Commission and is meant to strengthen the current height restrictions and require a 3+1 vote from the City Commission for any future changes. He explained that the City of Apalachicola has a unique and historic character and we need to protect it to the best of our ability.**
- **City Attorney Dan Hartman clarified and reiterated that this new ordinance is a strengthening of the current ordinance and, along with the 3+1 City Commission vote, will also require all of the steps within Policy No. 002. The City of Apalachicola Policy 002 was adopted in 2006 and is called the Comprehensive Plan and Land Development Code Amendment Procedure.**
- **P&Z members expressed support and endorsed the proposed height ordinance that has been drafted by the City Commission. There were no further comments made and the workshop was closed at 5:45PM. Another P&Z workshop and a joint workshop with P&Z and the City Commission will be scheduled to meet the requirements of Policy 002.**

Regular Meeting: 6:00 PM

1. Approval of November 14th, 2022 regular meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

2. Review, Discussion and Decision for Shed. **(R-3) @ 449 23rd Avenue.** Block 209, Lots 20-23. For G. Johnson -Owner; Contractor: Stor-Mor Portable Buildings of Crawfordville
 - **Motion to approve by Chase Galloway; 2nd by Jim Bachrach. All in favor – motion carried.**

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3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 66 7th Street**, Block 30, Lot 2. For R. & K. Stead -Owner; Contractor: Construct Group SE Inc.
 - **Motion approve by Jim Bachrach; 2nd by Lee McLemore. All in favor – motion carried.**

4. Review, Discussion and Decision for Mobile Home. **(R-3) @ 277 24th Street**, Block 233 Lots 37-40. For D. Crum –Owner; Contractor: F.P. Scott
 - **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**

5. Review, Discussion and Decision for Decking/Walkway. **(Historic District) (R-1) @ 12 6th Street**, Block 26, Lot 3. For R. Dobbie -Owner; Contractor: Poloronis
 - **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carried.**

6. Review, Discussion and Decision for Brick Walkway, Patio, & Gravel Parking. **(Historic District) (O/R) @ 77 14th Street**. Block 86 Lot 7. For J. & L. Hallman; Contractor: N/A
 - **Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.**

7. Review, Discussion and Decision for Fence & Pool Deck Addition – Pavers/Concrete. **(Historic District) (R-1) @ 127 Avenue B**. Block 44 Lot 1-2. For G. & C. Wilkerson – Owner; Contractor: E. Rodriguez Construction LLC
 - **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**

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

Outstanding/Unresolved Issues:

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- P&Z board to discuss and make motion to approve or disapprove of Chairman Al Ingle approaching the City Commission for permission for the Planning & Zoning Board to workshop the Historic District Guidelines and consider making them part of the City of Apalachicola Land Development Code.
 - **Chairman Al Ingle explained that P&Z should be cautious about the Historic Guidelines and would like to workshop them to eventually make them a part of the land development code. He noted that there could be more visually modern homes built in the Historic District and it could detract from the historic neighborhoods.**
 - **Motion to approve of Chairman Al Ingle approaching the City Commission regarding workshopping the Historic District Guidelines was made by Jim Bachrach; discussion followed.**
 - **Bobby Miller spoke that he is against more regulations on homeowners and warned that P&Z needs to be very careful about taking away people's property rights – one idea could overload city staff and place a burden on citizens working on their homes in the future. He referenced excessive rules on doors and windows and that they are not clearly defined in the current Historic Guidelines. He stated that it would be for the better good of the community as a whole to not workshop the guidelines and not implement them as code, but to keep them as guidelines only.**
 - **Jim Bachrach stated that this is an opportunity just to workshop them and that it might not end up going anywhere.**
 - **Lee McLemore asked for specific examples of recent development that might have detracted from the historic neighborhoods – no examples or addresses were named.**
 - **Chairman Al Ingle stated that he did not want to cause problems by naming any addresses and just wanted to open the idea of workshopping the guidelines. He asked the present P&Z members if it was worth pursuing or to just hold this for later and discussion amongst members followed.**
 - **Elizabeth Milliken stated that we still check setbacks, etc. and that there are still rigid requirements in place and other members agreed.**
 - **Jim Bachrach withdrew his motion.**
 - **Bobby Miller requested that City Staff keep tabs on any future issues that might arise from not having the guidelines as code.**
 - **Discussion ends – no passing motion.**

Motion to adjourn by Jim Bachrach; 2nd by Lee McLemore. Meeting adjourned.

Minutes Approved:



(Chairman Al Ingle)

Date: 12/20/22