

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, May 8th, 2023
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **P&Z: Chair – Al Ingle, Lee McLemore, Elizabeth Milliken, Chase Galloway, Justin McMillan, Bobby Miller, Joe Taylor**

Joint Workshop w/ City Commission – Comprehensive Plan 5:30 PM

1. Presentation from Cindy Clark - The attached document represents proposed changes to the City of Apalachicola's comprehensive plan prepared as part of an evaluation of the City's plan funded through a DEO Community Planning Technical Assistance Grant. The review includes an evaluation of the City's comprehensive plan for consistency with State Comprehensive Plan Requirements and includes legislatively-mandated recommended draft revisions. Based on the statutory review, revisions are recommended for the following sections: Planning Horizons, Peril of Flood, Private Property Rights, Capital Improvement Planning, Water Supply Planning and Population estimate data and analysis. The statutory citations, as well as recommended revisions are represented in stroke-through and underline format. Additional recommended, but not required, revisions are identified in a separate section following the legislative requirements.
 - **City Commission recorded meeting minutes.**

Regular Meeting: 6:00 PM

1. **Requested Motion from Workshop: Motion to approve transmittal of proposed amendment to City Commission for review with any additional comments made in Joint Workshop pursuant to Comp Plan Amendment Procedure #002.**
 - **Bobby Miller made a motion to stick to the 2040 planning horizon for Historic Element Objective 1. Discussion followed – Cindy Clark explained the comp plan process and how these are goals, but this doesn't ensure everything will be met on time. Dan Hartman commented that the discussion seemed to be specific to historic district guidelines, but this particular objective speaks to historic district facilities, which involves public works in the City. Chair – Al**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, May 8th, 2023
Community Center - 1 Bay Avenue
Minutes

Ingle spoke that in that case he did not see an issue with pushing it to 2040. Lee McLemore commented that if the Historic Element is optional that he would like to see the City focus on primary elements before optional elements. He questioned if the City wanted to codify this? Cindy Clark explained that the only edits made to the comp plan were planning horizon date edits. Motion died for lack of 2nd.

- Elizabeth Milliken made a motion to approve the transmittal of the proposed amendment to the City Commission and to recommend the 3.5 year planning horizon on Historic Element Objective 1 for year 2027 as previously discussed. All in favor – Elizabeth Milliken, Al Ingle, Justin McMillan, Joe Taylor. All opposed – Bobby Miller, Lee McLemore, Chase Galloway. Motion Carried.

2. Approval of April 10th, 2023 meeting minutes.
 - Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carried.
3. Review, Discussion and Decision for New Construction. (R-1) (Historic District) @ 129 10th Street. Block 71, Lot 8. For Gregory Perkins -Owner; Contractor: William Henderson
 - Motion to approve by Chase Galloway, 2nd by Bobby Miller. All in favor – motion carried.
4. Review, Discussion and Decision for Accessory Structure. (R-2) @ 151 20th Avenue, Block 247, Lots 16-17. For Tony Leigh -Owner; Contractor: Self
 - Applicant stated that they wished to retract the request for an accessory structure and are instead requesting just pavers in the same dimensions.
 - Motion to approve the request for pavers only by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carried.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, May 8th, 2023
Community Center - 1 Bay Avenue
Minutes

5. Review, Discussion and Decision for Accessory Structure. **(R-2) @ 157 Avenue I/13th, Block 139, Lot 1.** For Gregory & Rebecca Striker -Owner; Contractor: Bestway
 - **Motion to approve by Justin McMillan; 2nd by Elizabeth Milliken. All in favor – motion carried.**

6. Review, Discussion and Decision for Fence. **(R-1) (Historic District) @ 72 Avenue G, Block 18, Lot ½ 6.** For Bessie Graham -Owner; Contractor: TBD
 - **Motion to approve by Chase Galloway; 2nd by Justin McMillan. All in favor – motion carried.**

7. Review, Discussion and Decision for Concrete Additions & Fence. **(C-1) (Historic District) @ 170 Water Street, Block D-1, Lots 4-9.** For Rex Humphries – Owner; Contractor: TBD
 - **Applicant provided documentation that the 2 parcels had been combined with the Franklin County Property Appraiser.**
 - **A neighboring property owner came forward with concerns on where the property line shows on the applicants submitted documents. City Attorney commented that this is a civil matter and the two property owners will need to sort out the proper lot lines, but P&Z can make their decision to approve the fence within property lines.**
 - **Motion to approve the concrete additions and fence within applicants' property line by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.**

Other/New Business:

- **Chair – AL Ingle welcomed the new Code Enforcement officer for the City of Apalachicola, PJ Erwin.**

Outstanding/Unresolved Issues: N/A

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, May 8th, 2023
Community Center - 1 Bay Avenue
Minutes

Motion to adjourn by Elizabeth Milliken, 2nd by Justin McMillan. All in favor – meeting adjourned.

Minutes Approved by Chair – Al Ingle: Al Ingle, 11 May 2023 (date)