

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
Monday, April 10th, 2023
Community Center - 1 Bay Avenue
Minutes

Attendance:

- **Al Ingle – Chair, Bobby Miller, Jim Bachrach, Elizabeth Milliken**

Workshop 2 – Comprehensive Plan 5:30 PM

1. Presentation from Cindy Clark (Represented by Rebecca Jetton) - 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. Changes of note, since last workshop:
 - a. Page 8, Coastal Management Element Objective 10 as per state requirement and
 - b. Page 5 Historic Element Object 1 as per recommendation at 3-7-23 workshop with P&Z.
 - **In continuation of the discussion from the previous workshop, the timeline for the historic element came up. Rebecca Jetton stated that the draft amendments now reflect a 3.5 year timeline for the City to establish some sort of historic guidelines.**
 - **Bobby Miller stated he was concerned about violating property owners' property rights by creating and enforcing historic district code regulations. He asked if this is an optional element in the comp plan, then why are we doing it? Rebecca Jetton spoke and explained that it is an element put into the comp plan by the City Commission and it is also referenced in our City**

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LDC code several times and to remove it would require many changes. She also explained that this is a chance for P&Z and the City Commission to create some easy to understand and easily enforced code for the historic district that P&Z would be able to use when they are serving as the architectural review board and looking for compatibility in the historic district.

- Al Ingle agreed that it would be helpful to have established code on this and noted that there is also a typo on page 10 under 7-1 that needs to be corrected before completion.
- The discussion on the timeline did not settle on any specific date, but board members agreed this would be discussed at the joint workshop with the City Commission.

Regular Meeting: 6:00 PM

1. Approval of March 13th, 2023 regular meeting minutes & public hearing minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**

2. **Requested Motion from Workshop:** Motion to approve transmittal of proposed amendment to City Commission for review and scheduling of a joint workshop pursuant to Comp Plan Amendment Procedure #002.
 - **Chair – Al Ingle asks that typo on page 10 be addressed and noted that the timeline for the Historic Element be addressed at the Joint Workshop with the City Commission.**
 - **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**

3. Review, Discussion and Decision for Concrete Driveway. **(R-2) @ 155 20th Avenue.** Block 247, Lots 18-19. For Brandon Hill -Owner; Contractor: Earl Duggar

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- **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**
4. Review, Discussion and Decision for New Construction, Accessory Structure. **(Historic District) (R-1) @ 10 6th Street**, Block 26, Lots 1 & 18' Lot 2. For Don McLeod -Owner; Contractor: Construct Group SE Inc. **(VARIANCE GRANTED FOR THIS PROPERTY – 0' FRONT SETBACK)**
- **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
5. Review, Discussion and Decision for 2 Signs. **(Historic District) (C-1) @ 40 4th Street**, Block 11, Lot 5. For Shuler -Owner; Contractor: Sign Design
- **Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor – motion carried.**
6. Review, Discussion and Decision for Addition, Fence, & Accessory Structures. **(R-2) @ 254 9th Street**, Block 163, Lot 4. For Rick/Melissa Lewis & Phillip/Amanda Archer -Owner; Contractor: Self
- **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carried.**
7. Review, Discussion and Decision for Fence. **(R-2) @ 197 14th Street**, Block 140, Lot 7. For Connie & Michael Sams – Owner; Contractor: Self
- **Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor – motion carried.**
8. Review, Discussion and Decision for Addition. **(R-1) @ 126 8th Street**, Block 68 Lot 2. For Dennis Green – Owner; Contractor: Self

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- **Motion to approve by Elizabeth Milliken; 2nd by Bobby Miller. All in favor – motion carried.**
9. Review, Discussion and Decision for Shed. **(Historic District) (R-1) 172 11th Street**, Block 149 Lot 2. For Rache Croom -Owner; Contractor – Cook Sheds
- **Motion to approve by Elizabeth Milliken; 2nd by Jim Bachrach. All in favor – motion carried.**
10. Review, Discussion and Decision for Demo & New Construction. (Historic District) (R-1) 51 12th Street, Block 48 Lot 8. For Barbara Singer – Owner; Contractor – Brizo Construction LLC
- **Motion to approve contingent upon semi-trailer encroachment being removed and/or moved to meet all COA LDC setback requirements by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

Other/New Business: N/A

Outstanding/Unresolved Issues: N/A

Motion to adjourn by Bobby Miller; 2nd by Jim Bachrach. All in favor – meeting adjourned.

Minutes approved by Chair; Al Ingle: _____



4/28/23

(Date)