

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**WORKSHOP & REGULAR MEETING**  
**MONDAY, May 9th, 2016**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

**Present:** Chairman Tom Daly, Co-Chair Lynn Wilson-Spohrer, Uta Hardy, Fred Vogt, Jim Bachrach, Geoff Hewell, Revena Ramsey-Permitting and Development Coordinator, Cindy Clark-City Planner, Pat Floyd-City Attorney.

**Guests:** Rebecca Jetton-DEO, Denice & Cliff Butler w/Butler Agency, Chuck Marks w/Marks Insurance, Melanie Williams & Donnie Gay w/Centennial Bank.

**Workshop – 4:30 p.m.**

Variances and other regulatory relief options for the rehabilitation of non-conforming historic structures in the City.

**Cindy Clark opened the discussion and discussion was held.**

**Audience members who spoke stating their names were: Creighton & Holly Brown, Pam Richardson, Bonnie Davis, Diane Brewer and Al Ingle with guest panel answering questions and concerns.**

**Regular Meeting – 6 p.m.**

- 1) Approval of April 11<sup>th</sup>, 2016 Workshop/Regular Meeting Minutes.  
**Jim Bachrach made motion to approve, second by Geoff Hewell. Motion carried.**
  
- 2) Review, Discussion and Decision on permit issuance for proposal to screen in existing front porch @ 294 Prado Street, Block 266, Lot(s) 28-30, For – James Gerber, Contractor – Charles Taunton.  
**Geoff Hewell made motion to approve, second by Fred Vogt. Motion carried.**
  
- 3) Review, Discussion and Decision on permit issuance for carport w/storage & bathroom & parking pad @ 116 Avenue E, Block 40, Lot(s) 4 and 5, For – LR DEV Apalachicola LLC, Contractor – O’Neil Construction of High Springs Inc. (**Parking pad on City R.O.W. and will require Encroachment Agreement through City Commission**). Previously tabled at April 11<sup>th</sup>, 2016 P&Z Meeting.  
**Lynn Wilson-Spohrer suggested they relocate parking pad to south end and decrease size. Chairman Tom Daly stated the need to redefine parking pad dimensions on the site plan and relocate to south end of property.**  
**Jim Bachrach made the motion to approve with the changes and Commission approving the encroachment for parking pad, second by Geoff Hewell. Motion carried.**
  
- 4) Review, Discussion and Decision on permit issuance for proposed garage w/guest room @ 53 17<sup>th</sup> Street, Block 108, Lot(s) 9-10, For – Karen Ventimiglia & Jim Brown, Contractor – TBD.  
**Jim Bachrach made motion to approve, second by Geoff Hewell. Motion carried.**
  
- 5) Review, Discussion and Decision on permit issuance for proposed new construction of two-story commercial/residential structure @ 59 Commerce Street, Block D1, Lot 15, For – Ingle Investments, LLC, Contractor – Salty Dog Construction, LLC.  
**Chairman Tom Daly stated approve subject to Attorney Pat Floyd approving height.**  
**Jim Bachrach made motion to approve subject to Attorney Floyd verifying the height, second by Lynn Wilson-Spohrer. Motion carried.**
  
- 6) Review, Discussion and Decision on permit issuance for proposed lean to @ 309 Water Street, Wharf Lot F, For – Apalach River Houseboats, LLC, Contractor – Self.**(After the fact)**  
**Revena Ramsey-Permitting & Development Coordinator stated she contacted the Building Official Bo Creel and he went by to look at the project. He called back stating the roof pitch doesn’t meet the required 4/12 by Florida code and there’s also a low power line that is within reach that needs relocating. Revena Ramsey also stated she pulled the old fencing permit**

information and the fence was proposed on the property line and if so then the lean to doesn't meet the required 5 foot setbacks for accessory structures.

Chairman Tom Daly stated a survey is needed to show the actual location of the fencing.

Fred Vogt made the motion to not approve as submitted, second by Jim Bachrach. Motion carried.

7) Old Business

None

8) Other Business For Discussion

Diane Brewer brought to boards attention of CVS submitting a Variance application packet and no one knowing about it.

Discussion on increasing date permits received by so agenda & attachments get sent to board members sooner for their review.

Discussion also on posting the permit applications submitted online for public viewing  
Bonnie Davis discussed placing submitted QJ Variances/Special Exceptions out for community awareness.

Revena Ramsey stated that she doesn't feel comfortable with sending out information to the public on applications submitted for QJ Hearings without Attorney Pat Floyd giving authorization to proceed that she's not risking her job or being held liable.

Geoff Hewell made motion to adjourn, second by Jim Bachrach. Motion carried.

Meeting adjourned.



Tom Daly, Chairman