

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING**  
**MONDAY, October 12th, 2015**  
**Community Center/City Hall – 1 Bay Avenue**

**MINUTES**

Present: Tom Daly – Chairman, Joe Taylor, Fred Vogt, Geoff Hewell, Lynn Wilson-Spohrer, Jim Bachrach, Cindy Clark – City Planner, Revena Ramsey – Permitting.

**Regular Meeting – 6 p.m.**

- 1) Approval of September 2015 Quasi-Judicial Public Hearing & Regular Meeting Minutes.  
**Motion to approve made by Lynn Wilson-Spohrer, 2<sup>nd</sup> by Geoff Hewell. Motion carried.**
  
- 2) Review and Discussion of proposed Dock Modification @ 119 Water Street, Wharf Lot 11 EX SE 80Ft & All of Wharf Lot 12, For – Apalachicola Marina, Inc. (George Mahr), Contractor – Unknown.  
**George Mahr (property owner) was present as well as Dan Garlick with Garlick Environmental to speak in regards to the proposed project.**  
**Discussion was held.**  
**Already have list of questions from DEP Dan is working on.**  
**Dock is for transient vessels. They are extending dock out 100 feet. Fuel will be extended out to last dock. Bringing fuel capacity from 80,000 gallons to 15,000. DEO is ok with project.**  
**Waiting for approval from CORE.**  
**Chariman Tom Daly stated once they have all approvals then they need to come back before P&Z for plan approval.**
  
- 3) Review, Discussion and Decision on permit issuance for proposed 48” high fence, Install Swimming Pool and Permeable Pavers @ 111 Avenue D, Block 33, Lot(s) 9 &10, For – Dan & Bonnie Davis, Contractor – Gary Ulrich Construction, Inc. **(Was approved 6/9/2014 but applicant never pulled permit so application has expired.)**  
**Motion to approve made by Geoff Hewell, 2<sup>nd</sup> by Fred Vogt. Motion carried.**
  
- 4) Review, Discussion and Decision on permit issuance for proposed Enclosing of Existing Front Porch @ 83 12<sup>th</sup> Street, Block 77, Lot(s) 6, For – Ken and Brigitte Schroeder, Contractor –Erin Rodriguez Construction, LLC.  
**Chairman Daly announced applicant withdrew application at this time.**
  
- 5) Review, Discussion and Decision on permit issuance for proposed New Single Family Residence @ 246 15<sup>th</sup> Street, Block 133, Lot(s) ½ of 2 & all of 3, For – Michael & Denise Clayton, Contractor – Clayton Enterprises.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Geoff Hewell. Motion carried.**
  
- 6) Review, Discussion and Decision on permit issuance for proposed Porch Rebuild & Reroof (Renovations) @ 157 Bay Avenue, Block 52, Lot(s) 8 thru 10, For – Glen Coxwell, Contractor – Construct Group SE.  
**Fred Vogt asked about porch railings, suggests research home for photos to show original railings on porch. Suggestion only.**  
**Joe Taylor made motion to approve, 2<sup>nd</sup> by Geoff Hewell. Motion carried.**  
**Discussion on tree removal.**  
**Revena Ramsey stated they did have a tree removal permit.**  
**Board recommends a permit they can post onsite for tree removal.**

- 7) Review, Discussion and Decision on permit issuance for proposed New Library @ 80 12<sup>th</sup> Street, Block 84, Lot(s) 1-3 & portions of 8 thru 10, For – City Of Apalachicola, Contractor – To Be Determined.

**Jim Bachrach made motion to approve, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**

- 8) Review, Discussion and Decision on permit issuance for proposed 6 ft. high vinyl privacy fence @ 101 21<sup>st</sup> Avenue, Block 11 Philaco Shores, Lot(s) 13, For – David Glidden, Contractor – Self.  
(Tabled on 9/14/15 due to documentation needed for closed roadway ownership)

**Geoff Hewell made motion to approve, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**

- 9) Review, Discussion and Decision on permit issuance for proposed New Single Family Residence (Modular Home) and Tree Removal @ 349 22<sup>nd</sup> Avenue, Block 225, Lot(s) 27 & 28, For – Rosa Mae Sweet, Contractor – CC's Housing, Inc. (Timothy Frucheux).

**Jim Bachrach made motion to approve contingent upon City Attorney Pat Floyd clarifying Modular Homes are allowed in R2 Zoned Area, 2<sup>nd</sup> by Joe Taylor. Motion carried.**

- 10) Old Business

Readdress the Florida Room located @ 101 21<sup>st</sup> Avenue, Block 11 Philaco Shores, Lot 13, For-David Glidden. (Was approved for a Screen Porch by P&Z on 10/13/2014).

Chairman Tom Daly stated he didn't know why this was brought before the board. He doesn't feel it's the board's responsibility to impose a fine. He'd rather leave that to the City. Revena Ramsey stated she was asked to place it back on the agenda so that is why it's on there. The fine is \$500.

Mr. Glidden spoke on his behalf saying he started the screen porch then decided to close it in. Chairman Tom Daly explained that's when he should've come back before P&Z for the changes. That would've been the right thing to do.

Chairman Tom Daly stated he'll leave it to the City to impose a fine.

Revena Ramsey stated she'd let the City Administrator call Mr. Glidden and let him know.

- 11) Other Business For Discussion

Fred Vogt discussed changes in LDC for Quasi-Judicial Proceedings.

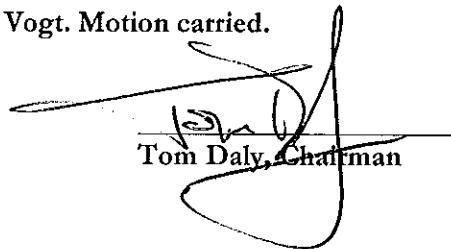
City Planner, Cindy Clark made recommendation for City to schedule a workshop.

Fred Vogt passed our information for discussions on Quasi-Judicials. 30 day period etc...

Joe Taylor, for Quasi-Judicial workshop...Pat be present?

Board suggested Oct. 26<sup>th</sup> for workshop. Check with Pat and see if available then schedule workshop.

**Jim Bachrach made motion to adjourn, 2<sup>nd</sup> by Fred Vogt. Motion carried.**



Tom Daly, Chairman