

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**JOINT WORKSHOP & REGULAR MEETING**  
**MONDAY, December 14th, 2015**  
**Community Center/City Hall – 1 Bay Avenue**

**MINUTES**

**Present:** Tom Daly – Chair, Joe Taylor, Fred Vogt, Geoff Hewell, Jim Bachrach, Lynn Wilson-Spohrer, Cindy Clark-Planner, Revena Ramsey-Permitting  
**Workshop Guest from BOA:** Caroline Kienzle-Chair, Dennis Winterringer.

**Quasi-Judicial Joint Workshop – 5 p.m.**

Cindy Clark went over revisions to the QJ procedures. Also discussion was held on the order of topics for next workshops based on board members feelings of what they'd like to see addressed next; modular homes & preservation of historical homes within the City.

**Regular Meeting – 6 p.m.**

- 1) Approval of November 9<sup>th</sup>, 2015 Regular Meeting Minutes.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Geoff Hewell. Motion carried.**
  
- 2) Review, Discussion and Decision on permit issuance for Shingle to Metal Roof(s):
  - a. 26 gauge/galvalume in color @ 192 5<sup>th</sup> Street, Block 180, Lot(s) 2, For – Cinderella Becton & Allen Levy, Contractor – Teat Construction.
  - b. Galvalume in color @ 222 Avenue D, Block 8, Part of Lot(s) 10 containing 0.14 AC, For – Carolyn White, Contractor – Teat Construction.
  - c. Galvalume in color @ 204 Avenue B, Block 110, Lot(s) 1-5, For – Paul McAbee & Margaret Carson, Contractor – Teat Construction.
  - d. Standing Seam Galvalume in color @ 169 Avenue B, Block 54, Lot(s) 9-10, For – Anne Power, Contractor – Bobby James Inc.

**Chairman Tom Daly stated they need to have discussion on whether to allow city staff to approve roof permits.**  
**Geoff Hewell stated he didn't have a problem with it as long as it wasn't an outrageous color or anything.**  
**Motion to approve all in order of a,b,c and d was made by Geoff Hewell, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**
  
- 3) Review, Discussion and Decision on permit issuance for proposed 10.8 x 20 Roof over Existing Patio @ 70 7<sup>th</sup> Street, Block 30, Lot(s) 3, For – Rose McCoy, Contractor –Self/Owner.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Geoff Hewell. Motion carried.**
  
- 4) Review, Discussion and Decision on permit issuance for proposed Renovations to Porch(s) and Windows @ 189 Avenue E, Block 99, Lot(s) 1-2, For – Phillip Fuerschbach, Contractor – Self.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**
  
- 5) Review, Discussion and Decision on permit issuance for proposed 10' x 16' Deck @ 110 17<sup>th</sup> Street, Block 116, Lot(s) All of 3 and 20 feet of 4, For – Michael Seibert, Contractor – Self.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Joe Taylor. Motion carried.**
  
- 6) Review, Discussion and Decision on permit issuance for proposed 8'x10' Shed & 6' Privacy Fence @ 210 17<sup>th</sup> Street, Block 121, Lot(s) 4-5, For – Vernice Watson, Contractor – Self. **(After The Fact)**  
**Motion to approve made by Joe Taylor, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**
  
- 7) Review, Discussion and Decision on permit issuance for proposed 12'x20' Storage Building & 12'x20' Carport @ 215 Avenue H, Block 118, Lot(s) 9-10, For – Carol & George Rudo, Contractor – Bestway Portable Buildings, Inc.

**Motion to approve with galvalume roof and not shingle roof was made by Geoff Hewell, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**

- 8) Review, Discussion and Decision on permit issuance for proposed 22'x14' Shed Roof & 8'x10' Laundry Room Bumpout @ 153 Bay Avenue, Block 52, Lot(s) 1, 2 and SE 30 Feet of 3, For – William Rosenbaum, Contractor – Self.  
**Motion to approve was made by Jim Bachrach, 2<sup>nd</sup> by Joe Taylor. Motion carried.**
- 9) Review, Discussion and Decision on permit issuance for proposed enclosure of existing 10'x20' Carport @ 108 5<sup>th</sup> Street, Block 18, Lot(s) 2, For – Dennis Watson, Contractor – Self.  
**Fred Vogt stated there's not enough information.**  
**Lynn Wilson-Spohrer stated they don't know if it'll have windows or anything.**  
**Motion to table due to not enough information (needs to include siteplan & elevation drawings of enclosed carport) was made by Geoff Hewell, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**
- 10) Review, Discussion and Decision on permit issuance for proposed 5' Wood Picket Fence @ 160 9<sup>th</sup> Street, Block 72, Lot(s) 5, For – Cheryl Elias, Contractor – Tom's Painting & Home Repair.  
**Motion to approve made by Geoff Hewell, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**
- 11) Review, Discussion and Decision on permit issuance for proposed Renovations @ 167 13<sup>th</sup> Street, Block 148, Lot(s) 7-8, For – Andrew Washe, Contractor – Self.  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**
- 12) Review, Discussion and Decision on permit issuance for proposed 16'x16' Wood Porch @ 181 Avenue C, Block 96, Lot(s) SE ½ of 9 and all of 10, For – Brian O'Meara & Andrea Comstock, Contractor – Self.  
**Motion to approve made by Geoff Hewell, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**
- 13) Review, Discussion and Decision on permit issuance for proposed Installation of a Fiberglass Swimming Pool and Tree Removal @ 164 Avenue C, Block 54, Lot(s) 4-5, For – Terry Corcoran, Contractor – Blue Water Pools.  
**Geoff Hewell asked if he'd have a fence.**  
**Chairman Tom Daly stated there's already a fence there.**  
**Motion to approve made by Joe Taylor, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**
- 14) Review, Discussion and Decision on permit issuance for proposed 3' Aluminum Fence @ 47 11<sup>th</sup> Street, Block 43, Lot(s) 7-8, For – Larry & Margaret Richardson, Contractor – Lowes.  
**Motion to approve made by Geoff Hewell, 2<sup>nd</sup> by Jim Bachrach. Motion carried.**
- 15) Review, Discussion and Decision on permit issuance for proposed 16'x16' Tool Shed @ 192 14<sup>th</sup> Street a.k.a. Mayor Van Johnson Complex, For – City Of Apalachicola, Contractor – City In Partnership with Conservation Corp of the Forgotten Coast.  
**Chairman Tom Daly asked the location of tool shed.**  
**Revena Ramsey stated on the side where doors are off cafeteria bathroom, where the old bus loop is.**  
**Motion to approve made by Jim Bachrach, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.**
- 16) Discussion of proposed Bedroom Addition & Boat House @ 109 Avenue C, Block 59, Lot(s) 4-5, For – Rob & Pam Bartosh, Contractor – Galloway Construction. **(Proposed boat house encroaches into alleyway)**  
**George Coon explained the plans to the board. He wanted to know if he could get approval.**  
**Revena Ramsey stated it was submitted to her as an item for discussion ONLY and that's how she placed it on the agenda.**

Geoff Hewell informed George Coon that the boathouse is encroaching into the alley and would need to go before Board of Adjustment for a Variance first, then Commission for approval of encroachment if Board of Adjustment approves and then come before P&Z for plan approval.

George Coon stated he would submit it in two separate parts, one the bedroom and the second the boathouse. He will submit the bedroom to be on the January 2016 agenda.

- 17) Discussion to start the process to amend the Land Development Code (LDC) to better protect Historical Buildings & Lots.

**Suggestions:** Cindy Clark explained we've already discussed amendments to LDC for historic structures during our QJ Workshop. Discussion is Historic Structures.

Fred Vogt explained due to BOA last meeting the project can't be done according to our LDC at the moment as far as subdividing lots.

Next P&Z Workshop we will discuss changes to Historic Structure amendments to LDC.

Holly Brown stated so this still leaves us where we were and still at least minimum of 6 months.

Cindy Clark commented yes.

- 18) Old Business

Lynn Wilson-Spohrer stated she met with Ken Schroeder in regards to his porch renovations. Everything the P&Z asked he complied with. Lynn wants to make sure her drawing matches his overlay before he moves forward.

Revena Ramsey will email her those documents for comparison in morning.

- 19) Other Business For Discussion

Whether board wants to give City staff permission to approve all roofing permits unless of a discretionary nature.

Decision was made to allow City staff permission to approve all roofing permits unless of discretionary nature in item #2.

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

  
Lynn Wilson-Spohrer, Co-Chair