

**SPECIAL MEETING  
NOTICE OF QUASI JUDICIAL PUBLIC HEARING  
APALACHICOLA BOARD OF ADJUSTMENT  
CITY OF APALACHICOLA, FLORIDA**

1. The Apalachicola Board Of Adjustment will hold a Quasi-Judicial Public Hearing at its Special Meeting called for that purpose on Thursday, January 12<sup>th</sup>, 2017 at 5:00 P.M. at the Community Center Meeting Room, 1 Bay Avenue, Apalachicola, Florida to consider and decide upon the Variance Request application of William & Teresa Rutherford (Applicant) relating to proposed renovations to an existing non-conforming structure. The renovations are to include a wraparound porch not to extend beyond the existing front steps and keeping within the current front setback on the parcel(s) of property Warranty Deeded to William & Teresa Rutherford, Franklin County Public Records, located at 116 Avenue E, with legal description being as follows: Parcel ID# 01-09S-08W-8330-0040-0040, Block 40, Lot(s) 4 & 5 pursuant to the official zoning map of the City of Apalachicola said parcel being in Zoning O/R Office Residential of the City of Apalachicola. The City of Apalachicola Land Development Code does not specifically allow for such and there has been application for a variance. At the conclusion of the hearing any final decision of the Board of Adjustment may be appealed as provided by the Apalachicola Land Development Code and Ordinances.
  
2. The Apalachicola Board Of Adjustment will hold a Quasi-Judicial Public Hearing at its Special Meeting called for that purpose on Thursday, January 12<sup>th</sup>, 2017 immediately following the first scheduled hearing at 5:00 P.M. at the Community Center Meeting Room, 1 Bay Avenue, Apalachicola, Florida to consider and decide upon the Variance Request application of George E. Weems Memorial Hospital (Applicant) relating to proposed renovations to an existing non-conforming structure. The renovations are to include an addition to the current building, parking and access areas in order to improve and upgrade the existing facility. The existing facility currently exceeds the 40% lot coverage at 41% but proposed improvements will cause lot coverage to be at 54% on the parcel(s) of property Warranty Deeded to Franklin County, Franklin County Public Records, located at 135 Avenue G, with legal description being as follows:  
Parcel ID#(s): 01-09S-08W-8330-0079-0010, All Lots of Block 79, Block 80, Lot(s) 1-5 & 9-10; 01-09S-08W-8330-0074-0010, Block 73, part of Lot(s) 1 & 10, Block 74, parts of Lot(s) 4-5 and 6-7 & 01-09S-08W-8330-0074-0020, 20' of Lot 4, all of Lot(s) 1-3 also the East 30' of Lot(s) 8-10 and 20' of Lot 7 pursuant to the official zoning map of the City of Apalachicola said parcel being in Zoning O/R Office Residential of the City of Apalachicola. The City of Apalachicola Land Development Code does not specifically allow for such and there has been application for a variance. At the conclusion of the hearing any final decision of the Board of Adjustment may be appealed as provided by the Apalachicola Land Development Code and Ordinances.
  
3. The Apalachicola Board Of Adjustment will hold a Quasi-Judicial Public Hearing at its Special Meeting called for that purpose on Thursday, January 12<sup>th</sup>, 2017 immediately following the first and second scheduled hearings at 5:00 P.M. at the Community Center Meeting Room, 1 Bay Avenue, Apalachicola, Florida to consider and decide upon the Variance Request application of Kendall Harris & Tom Creger (Applicant) relating to proposed renovations to an existing non-conforming structure. The renovations are to include the replacement of the front porch with only an 11.9 foot setback as it currently exists, also the addition of 6 foot in width to the entire house to add an open side porch and at the back of the home the addition of a 6 foot by 10 foot bathroom on the parcel(s) of property Warranty Deeded to Kendall Harris & Thomas Creger, Franklin County Public Records, located at 136 12<sup>th</sup> Street, with legal description being as follows: Parcel ID# 01-09S-08W-8330-0082-0031, Block 82, NW ½ of Lot 4 pursuant to the official zoning map of the City of Apalachicola said parcel being in Zoning R-1 Single Family Residential of the City of Apalachicola. The City of Apalachicola Land Development Code does not specifically allow for such and there has been application for a variance. At the

conclusion of the hearing any final decision of the Board of Adjustment may be appealed as provided by the Apalachicola Land Development Code and Ordinances.

4. The Apalachicola Board Of Adjustment will hold a Quasi-Judicial Public Hearing at its Special Meeting called for that purpose on Thursday, January 12<sup>th</sup>, 2017 immediately following the first, second and third hearings at 5:00 P.M. at the Community Center Meeting Room, 1 Bay Avenue, Apalachicola, Florida to consider and decide upon the Variance Request application of Mitchell & Cheryl Buchanan (Applicant) relating to proposed renovations to an existing non-conforming structure. The renovations are to include the removal of a 16'x24' garage and adding an addition measuring 17'x30' on the east side of existing house as well as an 8' deep covered porch within the "L" created by the construction of the addition with the request of a 22 ft rear setback vs the 25 ft rear setback required by code on the parcel(s) of property Warranty Deeded to Mitchell & Cheryl Buchanan, Franklin County Public Records, located at 107 5<sup>th</sup> Street, with legal description being as follows: Parcel ID# 01-09S-08W-8330-0007-0090, Block 7, Lot(s) 9 pursuant to the official zoning map of the City of Apalachicola said parcel being in Zoning R-1 Single Family Residential of the City of Apalachicola. The City of Apalachicola Land Development Code does not specifically allow for such and there has been application for a variance. At the conclusion of the hearing any final decision of the Board of Adjustment may be appealed as provided by the Apalachicola Land Development Code and Ordinances.

Any person who desires his or her testimony to be considered as potential competent, substantial evidence such person shall be placed under oath and subject to cross-examination. All testimony presented by the Applicant, an Adversely Affected Person, any witness for a party or the staff (other than legal advice given by the City Attorney) shall be given under oath and subject to cross examination by the City of Apalachicola and Applicant. The Board, following the conclusion of the Quasi-Judicial hearing shall finalize a written statement memorializing the Board's decision and final findings as well as supporting conditions and evidence with their findings and provide a copy to the parties.

Further information on this item may be obtained from or sent to Revena Ramsey at the City of Community & Economic Development Administrative Office at 222 Water Street, Apalachicola, Florida at (850) 653-9319 or emailed to [revenaramsey@cityofapalachicola.com](mailto:revenaramsey@cityofapalachicola.com). All interested persons are invited to attend and present information for the consideration of the Board of Adjustment in accordance with the Policy for Quasi-Judicial Hearings (Copy available at City Hall). To ensure written or e-mailed information is provided to the Board in a timely manner, they are encouraged to be received in the above referenced office by 4:00 p.m. Thursday, January 5<sup>th</sup>, 2017. A fax can also be sent to (850) 653-1529. All written, faxed or e-mailed materials as well as the staff report of the City shall be sent to the Board of Adjustment Board and available to the general public at the above office at least five (5) days prior to the hearing on the application.

The City of Apalachicola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to this meeting upon request. Please call the City Hall of the City of Apalachicola (653-9319) to make a request of this nature. Requests must be received at least seven (7) days in advance of the meeting in order to allow time to provide the requested service.

Any person wishing to appeal any final decision made by the City of Apalachicola Board Of Adjustment on this issue will need a record of the proceedings resulting from this public hearing and for that purpose, such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Additionally, any person wishing to seek review of any decision made regarding this application will need to acquire standing.

Ad will run in the Apalachicola Times on December 22<sup>nd</sup>, 2016 and January 5<sup>th</sup>, 2017