

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, July 17th, 2017
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Chairperson – Tom Daly, Geoff Hewell, Lynn Wilson-Sporhrer, Uta Hardy. City Planner – Cindy Clark, City Administrator – Lee Mathes, Permitting and Development Coordinator – Cortni Bankston

Workshop – 5p.m.

General Definitions and Related Content - Meeting opened by Cindy Clark – Discussion Held

Regular Meeting – 6p.m.

- 1) Approval of June 12th, 2017 Regular Meeting Minutes. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Motion Carried**
Diane Brewer brought up item from last month's meeting that was approved by P&Z – John Gorrie Museum.
- 2) Review, Discussion and Decision on permit issuance for 3.5' tall white picket fence in the historic district @ 42 6th Street, Block 24, Lot(s) 1 and 2, For – Tara Lanier Carter / Contractor – Lowes of Panama City will install. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Motion Carried**
- 3) Review, Discussion and Decision on permit issuance for building of a Boardwalk and Dock @ 190 Ave B, Block 58, Lot(s) 1 For – Roy Morton c/o Dan Garlick / Contractor – Dock's 4 Less. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Uta Hardy Opposed - Motion Carried**
Marie Marshall expressed the following thoughts:
The property at 190 Ave B, consisting of Lots 1-5, with Lot 5 fronting on Avenue B, has been owned by Roy and Rebecca Morton since 2012. At the Mortons request in respect to the seaward portion of aforementioned property, in 2014 the City authorized "an encroachment onto the submerged portion of the City Right of Way of BAY AVENUE to construct a non-income producing private residential dock".
Since the property at 192 Ave B abuts City Property, in this case the end of 15th Street and Lafayette Park , the City/ Citizens need to make clear its legal ownership as well as understand how the applicant intends to access the above/mentioned dock over the land the applicant controls, (Lots 1-5 only).
N.B. The City property is owned by the City for the benefit of its citizens, and cannot be appropriated for private use and is not subject to claims of adverse possession. To date, there has been a significant amount of public and private investment in the construction and maintenance of Lafayette Park, which is an amenity for Citizens and visitors in Apalachicola. Given that publicly owned land can't be adversely affected, the following conditions should be applied:
 - * The public interest must be protected so that access to Lafayette Park at the end closest to the new Playground is not restricted.**
 - * Legal boundaries of land belonging to the City and its Citizens are respected.**
 - *The dock is for the owners' private use only, as stated in the Encroachment Agreement between them and the City, and the Owner's access to the dock must be over land which they control.**
- 4) Review, Discussion and Decision on permit issuance for General Repairs @ 96 5th Street. Block 17 , Lot(s) ½ of Lot 3 and All of lot 4, For – Fry - Conter Home, Contractor – Hydra Engineering & Construction LLC. **Motion to Approve: Geoff Hewell – 2nd: Uta Hardy. Motion Carried**

- 5) Review, Discussion and Decision on permit issuance for removal and replacement of current 6 foot wood privacy fence @ 398 24th Avenue, Block 29, Lot(s) 1 through 7, For – Heritage Villas of Apalach, Contractor – Tommy Smith **Motion to Approve: Lynn Wilson-Sporhrer – 2nd: Geoff Hewell. Motion Carried**
- 6) Review, Discussion and Decision on permit issuance removal and replacement of current siding to Hardy Board Siding @ 20 Adams Street, Block 5, Lot(s) North 150 Feet of Lots 1 and 2, For – Scott and Anna Keel, Contractor – Earl Duggar Construction. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Motion Carried**
- 7) 2nd Review, Discussion and Decision on permit issuance for major and minor renovations to a home in the Historic District @ 240 10th Street, Block 155, Lot(s) 5, For – Ernest and Sandra Speir, Contractor – Owner/Self. **Motion to Approve: Geoff Hewell – 2nd: Uta Hardy. Motion Carried**
- 8) Review, Discussion and Decision on permit issuance for upgrade of existing windows originally approved in 2014 @ 11 Shadow Lane, Block(s) 6, Lot(s) 1 through 3, For – William Ventry, Contractor – Owner/Self. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Motion Carried**
- 9) Review, Discussion and Decision on permit issuance for new single family residence, shed and tree removal in the historic district @ 90 17th Street, Block 115 Lot(s) 4, For – Shannon Lassiter, Contractor – Kevin Gaby. **Motion to Approve House Plans: Lynn Wilson-Sporhrer – 2nd: Tom Daly. Motion Carried - Tree Application – DENIED.**
- 10) Review, Discussion and Decision on permit issuance for general renovations, porch and deck extensions, demolish existing and rebuild to section of home, and demolish of shed on a home in the Historic District @ 123 Ave C, Block 39 Lot(s) 9 and 10, For – Terry Nelson, Contractor – TBD. **Motion to Approve: Geoff Hewell – 2nd: Lynn Wilson-Sporhrer. Motion Carried**
- 11) Old Business – Update on the burnt property @ 213 Ave E. Property – House is demolished, now a vacant lot. **Updated Board Members**
- 12) Other Business for Discussion. **Rich Hall brought up the house located at 39 7th Street. Discussion was held.**

***Motion to Adjourn – Tom Daly – Second Motion – Geoff Hewell. Motion Carried**

Chairperson, Tom Daly

Date