

***CITY OF APALACHICOLA***  
**PLANNING & ZONING BOARD**  
**QUASI-JUDICIAL HEARING & REGULAR MEETING**  
**MONDAY, December 12th, 2016**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

Present: Chairman Tom Daly, Fred Vogt, Jim Bachrach, Joe Taylor, Uta Hardy, Revena Ramsey-Permitting & Development Coordinator, Cindy Clark - City Planner, Lee Mathes-City Administrator

**Regular Meeting – 6p.m.**

- 1) Approval of July 11<sup>th</sup>, 2016 Quasi-Judicial Hearing Minutes and November 14<sup>th</sup>, 2016 Regular Meeting Minutes only.  
**Jim Bachrach made motion to table July 11<sup>th</sup>, QJ Hearing minutes, second by Fred Vogt. Motion carried.**  
**Jim Bachrach made motion to approve November 14<sup>th</sup>, 2016 regular minutes, second by Fred Vogt. Motion carried.**
- 2) Review, Discussion and Decision on permit issuance for new single family residence @ 123 6<sup>th</sup> Street, Block 19, 37 ft of Lot 8 and all of Lot 9, For – Glen Coxwell & LaRaela Gunter, Contractor – Construct Group SE. **(Pending states permission to fill in wetlands)**  
**Uta Hardy warned that neighbors will be flooded.**  
**Jim Bachrach made motion to approve if the state approves, second by Fred Vogt. Motion carried.**
- 3) Review, Discussion and Decision on permit issuance to enclose existing screened porch to make bathroom and laundry/storage room @ 100 17<sup>th</sup> Street, Block 115, Lot(s) 5 and NW 30' of Lot 4, For – Charles Sawyer, Contractor – Self.  
**Jim Bachrach made motion to approve, second by Uta Hardy. Motion carried.**
- 4) Review, Discussion and Decision on revisions to covered sidewalk awning adding 2<sup>nd</sup> floor balcony @ 56 Commerce Street, Block C2, Lot 8, For – Peyton Morton, Contractor – Self. **( Original plans approved by P&Z on 10/10/16)**  
**Jim Bachrach made motion to approve if Mr. Morton puts the sidewalk and contingent upon City Commission approval of encroachment, second by Uta Hardy. Motion carried.**
- 5) Review, Discussion and Decision on permit issuance for garage, roof over back porch and elevated AC unit @ 110 Dr. Frederick S Humphries Street, Block 60, Lot 2, For – Robert & Marlene Seaborn, Contractor – Unknown. **(Tabled 7/11/16)**  
**Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.**
- 6) Review, Discussion and Decision on permit issuance for new single family residence with detached studio @ 221 Avenue D, Block 4, NE ½ of Lot(s) 13 & 14, For – Michael & Kathleen Smith, Contractor – Gary Ulrich Construction, Inc.  
**Fred Vogt made motion to approve with the additional note that accessory structures may not be used for residential purpose/habitable living space as in our LDC, second by Joe Taylor. Uta Hardy opposed. Motion carried.**
- 7) Review, Discussion and Decision on permit issuance for fencing(replace existing and install new), build a 12'x16' storage building and deck renovations to include installation of metal roof over back door to create screened porch @ 207 Avenue E, Block 106, Lot(s) 9-10, For – Jeff & Laura Stephen, Contractor – Self. **(Tabled on 11/14/16)**  
**Jim Bachrach made motion to table as no one is present, second by Fred Vogt. Motion carried.**

- 8) Review, Discussion and Decision on permit issuance for new 12'x24' carport @ 434 24<sup>th</sup> Avenue, Block 214, Lot(s) 7-8, For – Michael Rogers, Contractor – Tool Time Buildings. **(Tabled on 11/14/16)**

**Jim Bachrach made motion to table as no one is present, second by Fred Vogt. Motion carried.**

- 9) Old Business

**Joe Taylor brought up the joint workshop with City Commission on building heights and he feels P&Z needs to hold another workshop in January 2017**

- 10) Other Business For Discussion

**Joe Taylor asked staff to educate applicants on rules, Chairman Tom Daly 2<sup>nd</sup>.**

**Jim Bachrach made motion to adjourn, second by Joe Taylor. Motion carried.**

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**Tom Daly, Chairman**