

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**REGULAR MEETING**  
**MONDAY, July 13th, 2015**  
**Community Center/City Hall – 1 Bay Avenue**

**MINUTES**

**Present:** Tom Daly – Chairman, Joe Taylor, Uta Hardy, Lynn Wilson-Spohrer, Geoff Hewell, Revena Ramsey-Permitting, Wilbur Bellew-Code Enforcement, Cindy Clark-Contractor, Pat Floyd-City Attorney

**Regular Meeting – 6 p.m.**

- 1) Approval of June 2015 Minutes.  
Uta stated in last meeting they already discussed the traffic study and in these minutes it still shows that she'd like the report. There could've been a mix up.  
Betty Webb stated correction to minutes involving Library Special Exception the way the minutes read it doesn't specifically state the comments she made are included in the approval and we need to correct that.  
Geoff Hewell made motion to approve with stated corrections, second by Lynn Wilson-Spohrer. Motion carried.
- 2) Follow-up on Request for Additional Information as designated by the Planning & Zoning Board from June 24<sup>th</sup>, 2015 Special Meeting:  
Review, Discussion and Decision on new 52 unit Affordable Housing Complex at 192 Avenue L, 3.659 acres m/l, corner of Avenue L and 17<sup>th</sup> Street (Zoning: R-2 Multi-Family Residential) –Denton Cove, LTD, Contractor-Roger B. Kennedy, Inc.  
Jeff Sharkey spoke on behalf of Denton Cove, LTD  
Geoff Hewell made motion to deny, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.  
Pat Floyd made statement on behalf of the Denton Cove.
- 3) Review, Discussion and Decision on tree removal application @ 115 17<sup>th</sup> Street, Block 105, Lot 7, For – Gary Ulrich, Contractor – Self. (After The Fact-was accidentally left out of plans for new construction when submitted to P&Z 6/8/2015)  
Geoff Hewell made motion to approve after the fact, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Uta abstains. Motion carried.
- 4) Review, Discussion and Decision on roofing permits, Contractor – Teat ConstructionStreet:
  - a) Shingle to metal roof (galvalume in color) at 276 5<sup>th</sup> Avenue, Block 231, Lot(s) 13-15, For – Gilbert Simpson
  - b) Shingle to metal roof (galvalume in color) at 248 Hwy 98, 190' x 87' Adjacent to Block 7 Neels Addition, For – Jim & Patsy Philyaw. (Leaking roof emergency approval given)  
Uta Hardy made motion to approve both roof permits, 2<sup>nd</sup> by Joe Taylor. Motion carried.
- 5) Review, Discussion and Decision on permit issuance for 6' high privacy fence @ 184 Avenu H, Block 92, Lot 6, For – Fonda Davis, Contractor – Pete Adams.  
Geoff Hewell made motion to approve, 2<sup>nd</sup> by Uta Hardy. Motion carried.
- 6) Review, Discussion and Decision on permit issuance for 3' wood picket fence @ 250 13<sup>th</sup> Street, Block 143, 30' x 100' of Lot 4 and all of Lot 5, For – Judy Macfarland, Contractor –Pete Adams.

Geoff Hewell made motion to approve, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.

- 7) Review, Discussion and Decision on permit issuance for 6' vinyl clad fence and deck @ 83 12<sup>th</sup> Street, Block 77, Lot(s) 6-7, For – Kenneth Schroeder, Contractor – Self.  
Uta Hardy made motion to approve fence, second by Joe Taylor. Motion carried.

Betty Webb stated Chris Clark calculated the lot coverage and he's 55.5 % over lot coverage and he will need to encompass both lots together. They've had a brief discussion with Mr. Schroeder and he's agreed to sign a stipulation of some sort.

Geoff Hewell made motion to approve deck with changes, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.

- 8) Review, Discussion and Decision on permit issuance for confirmation of modular home relocation, fencing (6' shadowbox privacy & 3' picket) and a 10' x 12' shed @ 98 10<sup>th</sup> Street, Block 76, Lot 4, For – Amanda Sanchez, Contractor – Pete Adams (fencing) and Bennett Better Built Homes (shed).  
Cindy Clark read her review of Sanchez relocation to 98 10<sup>th</sup> Street location.

Discussion was held.

Lynn Wilson-Spohrer made motion to deny permit issuance for confirmation of relocation to historic district, 2<sup>nd</sup> by Uta Hardy. Joe Taylor abstains. Motion carried.

Note: Since Mr. Taylor has no financial or personal interest, he is recognized as a yes vote due to the fact he did not express a nay vote.

Board voted to make motion to inform county to take action against Bennett Better Built Homes. Geoff Hewell made motion, 2<sup>nd</sup> by Uta Hardy. Motion carried.

Geoff Hewell made motion that the board send letter to the county making them aware of the illegal and poor business practices of the contractor for Sanchez's so appropriate action could be taken, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.

Geoff Hewell would like to extend the fine of greatest extent for Bennett removing trees without permitting if legally can.

Geoff Hewell made motion that recommends Code Enforcement Officer to impose the ordinance in these situations, 2<sup>nd</sup> by Lynn Wilson-Spohrer. Motion carried.

Cindy Clark suggested workshop on Modular Homes to outline definition of modular vs mobile vs manufactured homes, look at other historic districts/communities and see how they deal with historic guidelines for modular homes.

Tom Daly stated roof pitches.

Betty Webb stated that when we have the workshop on modular homes we need to have a state representative from Department of Professional Business Regulations there as well because there are state laws that apply to modular homes as well that we need to be aware of.

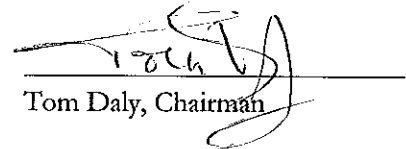
- 9) Old Business  
Tom Daly - Transient housing needs to be discussed

Lynn Wilson-Spohrer -Burnt down home on Hwy 98, Restaurants taking up sidewalks with planters not permitting people to be able to park & walk through especially those with disabilities. Trash cans need to be off street and up against buildings.

Betty Webb – Burnt down home on Hwy 98 has been addressed through City Commission. Betty suggested they contact Mr. Bellew with their concerns and he'll address them.

10) Other Business For Discussion

Geoff Hewell made motion to ajourn, 2<sup>nd</sup> by Uta Hardy. Motion carried.



Tom Daly, Chairman