

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL HEARING & REGULAR MEETING
MONDAY, November 14th, 2016
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Chairman Tom Daly, Jim Bachrach, Fred Vogt, Co-Chair Lynn Wilson Spohrer, City Administrator Lee Mathes

Regular Meeting – 6p.m.

- 1) Approval of July 11th, 2016 Quasi-Judicial Hearing Minutes and October 10th, 2016 Regular Meeting Minutes only.
Hold July 11th, 2016 QJ Hearing Minutes until board members who were at hearing can be present at P&Z meeting to approve.
Jim Bachrach made motion to approve Oct. 10th, 2016 regular meeting minutes, second by Lynn Wilson-Spohrer.
- 2) Review, Discussion and Decision on permit issuance for 10'x20' lean to onto existing shed @ 128 16th Street, Block 104, Lot(s) 3-5, For – Raymond Kelley, Contractor – Self. **(P&Z Tabled on 10/10/16)**
Denied
- 3) Review, Discussion and Decision on permit issuance for screen porch @ 147 Avenue D, Block 49, Lot(s) 9-10, For – Briana Wheatley, Contractor – Erin Rodriguez Construction, LLC.
(P&Z Tabled on 10/10/2016)
Jim Bachrach made motion to approve, second by Fred Vogt. Motion Carried.
- 4) Review, Discussion and Decision on permit issuance for new single family residence & tree removal @ 195 6th Street, Block 180, Lot(s) 8, For – Myron & Ellen Stitt, Contractor – William Poloronis Construction.
Jim Bachrach made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.
To include tree removal.
- 5) Review, Discussion and Decision on permit issuance for new single family residence @ 242 15th Street, Block 133, Lot(s) 1 and ½ of 2, For – Dusty & Jenny Mallon, Contractor – Michael Clayton.
(P&Z Approved w/hardiboard siding not vinyl on 5/11/2015 for Beverly Thompson but permit was never pulled).
Jim Bachrach made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.
- 6) Review, Discussion and Decision on permit issuance for a 3 ½'-4' picket fence @ 68 Avenue D, Block 15, Lot(s) 4-5, For – Ann Blount, Contractor – Tom's Painting & Home Repair, LLC.
Jim Bachrach made motion to approve, second by Lynn Wilson-Spohrer. 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.
Jim Bachrach made motion to table, second by Fred Vogt. Motion carried.
- 8) Review, Discussion and Decision on permit issuance for new single family residence @ 235 6th Street, Block 182, Lot(s)6, For – Patricia Murphy, Contractor – Tim Poloronis.
Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.
Lynn Wilson-Spohrer suggests reducing height of widows walk fencing to 34" high with spaces as she wants since it's decorative.

- 9) Review, Discussion and Decision on permit issuance for additional renovations to the armory to include level floor, renovate 2nd floor windows, replace front door and install new interior ADA ramp @ 66 4th Street, Block 9, Lot(s) 1 and SE ½ of 2, For – Franklin County Board of County Commissioners (Armory), Contractor – Unknown at this time.

Mark Curenton stated table front doors for now.

Jim Bachrach made motion to approve, second by Fred Vogt. Oppose-Lynn Wilson-Spohrer.

- 10) Review, Discussion and Decision on permit issuance for evergreen fencing, wooden walkways and 6'x10' lean to @ 109 Bay Colony Way, Lot(s) 26 in Bay Colony Subdivision, For – Joe Dempster, Contractor – 1st Choice Builders, Inc.

Fred Vogt made motion to approve walkway and lean to, second by Jim Bachrach. Oppose – Lynn Wilson-Spohrer. Motion carried.

Fence Denied.

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

Jim Bachrach made motion to table, second by Fred Vogt. Motion carried.

- 12) Review, Discussion and Decision on permit issuance for proposed stained glass windows & fencing @ 226 Avenue E, Block 4 Neels Additon, Lot(s) 8-9, For – Cheryl Peterman, Contractor – Charles Taunton. (Came before P&Z back on 9/12/16 only thing approved was deck.)

Fred Vogt made motion to approve the alterations to the windows to include stain glass windows & fireplace, table fencing, second by Lynn Wilson-Spohrer. Motion carried.

- 13) Review, Discussion and Decision on permit issuance for proposed installation of 2 new windows @ 190 11th Street, Block 150, Lot(s) 2-3 , For – Barbara McInturff, Contractor – Self.

Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.

- 14) Review, Discussion and Decision on permit issuance for proposed 10'x14' galvanized steel shed @ 148 6th Street, Block 64, Lot(s) 2, For – Jean Alston, Contractor – Self & Friends.

Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.

- 15) Old Business

- 16) Other Business For Discussion

Lynn Wilson-Spohrer asked about situation with burnt house on corner of Hwy 98 & 17th.

Jim Bachrach stated it's under contract it's going to be torn down and cleaned up.

Fred Vogt- LDC Workshops- Height and Non-Conforming structures. Cindy is gathering information on parking down town. Cindy will present at workshop also include revising C1 & C4. In approval to revise regulations on single family dwellings 5/12 roof pitch for modular homes calls those standards to include C1 & C4. C1 includes term single family dwelling. Looks that what they've done is to require 5/12 pitches in C1 & C4.

Jim Bachrach – If they approve building height at grade to crown of road then old homes will not be able to be rebuilt.

Tom Daly asks should they apply that to only commercial structures.

Height discussion was held.

Jim Bachrach made motion to adjourn, second by Fred Vogt. Motion carried.

Tom Daly, Chair