

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**WORKSHOP & REGULAR MEETING**  
**MONDAY, September 12th, 2016**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

**Present:** Chairman Tom Daly, Jim Bachrach, Fred Vogt, Joe Taylor, City Administrator Lee Mathes, City Planner Cindy Clark

**Workshop – 5:00 p.m.**

Height Issues

Cindy Clark outlined the history of the LDC regarding the height definitions.

Building Height from grade and what is permissible – it is a conflict in the code-

1. Accept 2006 revisions that states at base flood
2. County has flat 47' height

Key West allows a 4' flood allowance.

Need to establish methodology on how we want to measure height.

Cindy Clark reviewed options to consider.

Chris Clark reviewed building height chart with various height possibilities.

Cindy Clark explained permissible elevation.

Option 1 was modified

Eliminated Option 2 & 3

Remove permissible elevation definition & move sections of definition into Option 1

P&Z has to meet again before going to commission.

**Regular Meeting – 6:00 p.m.**

- 1) Approval of August 8<sup>th</sup>, 2016 Regular Meeting Minutes and August 29<sup>th</sup>, 2016 Special Meeting Minutes.  
Joe Taylor made motion to approve, second by Jim Bachrach. Motion carried.
- 2) Review, Discussion and Decision on rebuild of kitchen, bath, deck & porch @ 73 Avenue B, Block 14, SW ½ of Lot 10, For – Greg & Krysta Russell, Contractor – Self. (BOA Approved Variance on 8/25/2016)  
Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.
- 3) Review, Discussion and Decision on 6' high privacy fence (encroaching 12'x19' on City Right of Way) @ 183 Avenue M, Block 134, Lot 10, For – Hatch Wefing, Contractor – Self. (Previously came before P&Z on 8/8/2016).  
Chairman Tom Daly stated he's setting a dangerous precedence.  
Hatch stated no one maintains it. If there's an emergency and City needs to get through there they can take it down.  
Joe Taylor made motion to approve design contingent upon City Commission approval for encroachment, second by Jim Bachrach. Motion carried.
- 4) Review, Discussion and Decision on 6' high x 55' long privacy fence (to protect neighbor on North side) @ 92 5<sup>th</sup> Street, Block 17, SE 45 feet of Lot 2, For – Mel Livingston, Contractor – Owner.  
Jim Bachrach made motion to approve, second by Fred Vogt. Motion carried.
- 5) Review, Discussion and Decision on permit issuance for addition of a 6'x12' deck, window replacement and fencing @ 226 Avenue E, Block 4 Neels Addition, Lot(s) 8-9, For – Cheryl Peterman, Contractor – Home Owner & Charles Taunton.  
Board had questions on fence height, location and type of material.

**Fred Vogt made motion to approve deck as built, elimination of 2 2/3 windows with replacement of stained glass windows being same height as kitchen window and not approving fence, second by Jim Bachrach. Motion carried.**

- 6) Review, Discussion and Decision on permit issuance for proposal to demo old shed and replace with new 16'x24' manufactured shed @ 66 8<sup>th</sup> Street, Block 33, Lot(s) 2, For – Margaret Foley, Contractor – Self.

**Fred Vogt stated not approve until we have proper site plan with setbacks- can't approve as submitted.**

**Michael Shuler stated make motion contingent upon corrected site plan & setbacks.**

**Permit will not be issued until conditions are met.**

**Joe Taylor made motion to approve upon providing accurate site plan & meeting all setbacks, second by Jim Bachrach. Motion carried.**

- 7) Review, Discussion and Decision on permit issuance for proposal to replace bad siding on South side of home & relocate windows for privacy @ 52 7<sup>th</sup> Street, Block 29, Lot(s) 4, For – Cleo Miles Partington, Contractor – Self.

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

- 8) Review, Discussion and Decision on permit issuance for 7.6'x7.6' deck expansion @ 31 9<sup>th</sup> Street, Block 35, Lot(s) 8, For – Patrice & James Williar, Contractor – Self.

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

- 9) Review, Discussion and Decision on permit issuance for proposed modifications to existing dock @ 119 Water Street, Wharf Lot 11 Ex SE 80 Ft & All of Wharf Lot 12, Apalachicola Marina, Inc (George Mahr), Contractor –To Be Determined. (Prior P&Z 10/12/2015 directed to come back when have permits through state)

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

- 10) Old Business

**Cindy Clark stated we need to set Special Workshop for Monday, September 26<sup>th</sup>, 2016 @ 5 p.m. to discuss non-conforming historic structures.**

- 11) Other Business For Discussion

**Meeting adjourned**

  
Tom Daly, Chair