

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL HEARING & REGULAR MEETING
MONDAY, October 10th, 2016
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Tom Daly- Chairman, Geoff Hewell, Jim Bachrach, Fred Vogt, Uta Hardy, Wilbur Bellew- Code Enforcement Officer, Revena Ramsey- Permitting and Development Coordinator, Lee Mathes- City Administrator, Pat Floyd-City Attorney, Trudie Downs-Court Reporter

QJ Hearing – 6:00 p.m.

The Apalachicola Planning & Zoning Board will hold a Quasi-Judicial Public Hearing at its Special Meeting called for that purpose on Monday, October 10th, 2016 at 6:00 P.M. at the Community Center Meeting Room, 1 Bay Avenue, Apalachicola, Florida to consider and decide upon the Special Exception Request application of 17 Avenue E, LLC (Applicant) relating to proposed Special Exception to allow 4 transient lodging rooms required by the Land Development Code, on the parcel(s) of property Warranty Deeded to 17 Avenue E, LLC, Franklin County Public Records, located at 17 Avenue E with legal descriptions being as follows: Parcel ID# 01-09S-08W-8330-00F2-0010, Block F2, a portion of Lot(s) 1-3 and 10 feet of Lot 4 pursuant to the official zoning map of the City of Apalachicola said parcel being in Zoning C-1 General Commercial of the City of Apalachicola. The City of Apalachicola Land Development Code does not specifically allow for such and there has been application for a Special Exception. At the conclusion of the hearing any final decision of the Planning & Zoning Board may be appealed as provided by the Apalachicola Land Development Code and Ordinances.

Court Reporter present and legal report will be presented at a later date for approval of QJ Hearing.

Review, Discussion and Decision on Quasi-Judicial Special Exception for 17 Avenue E, LLC @ 17 Avenue E.

Regular Meeting – Immediately Following

Jim Bachrach presented site plan & elevation of Weems renovation for informational purposes only.

- 1) Approval of September 12th, 2016 Regular Meeting Minutes and September 26th, 2016 Workshop Minutes.

Geoff Hewell made motion to approve, second by Uta Hardy. Motion Carried.

- 2) Decision to proceed to a joint workshop with City Commission on Building Height Issue and Nonconforming Structures, Uses and Lots.

Jim Bachrach made motion to move forward with joint workshop with City Commission, second by Geoff Hewell. Motion carried.

- 3) Review, Discussion and possible Recommendation to City Commission to be allowed the removal of 1 pine tree on City Right of Way @ 103 Earl King, Block 144, Lot(s) 6-7, For- Jeff Lockley Contractor – Richard Zingarelli.

Wilbur Bellew-Code Enforcement Officer explained his findings (healthy tree on city right of way/alley) and why it was coming before P&Z.

Jim Bachrach made motion to deny, second by Geoff Hewell. Motion carried.

- 4) Review, Discussion and Decision on permit issuance for window replacement and fence @ 226 Avenue E, Block 4, Lot(s) 8-9, For – Cheryl Peterman, Contractor – Charles Taunton. **(Came before P&Z on 9/12/2016)**

Called before 4 p.m. and asked to be removed from agenda.

- 5) Review, Discussion and Decision on permit issuance for kitchen addition @ 255 9th Street, Block 164, Lot(s) 6-7, For – Myrtis Wynn, Contractor – Allstate Construction (Scott Brewer).
Jim Bachrach made motion to approve, second by Geoff Hewell. Motion carried.
- 6) Review, Discussion and Decision on permit issuance for 10'x12' garden shed @ 148 5th Street, Block 63, Lot(s) 2-3, For – Jim & Gayle Doherty, Contractor – Self. **(In flood zone AE9, must flood proof or elevate.)**
Geoff Hewell made motion to approve, second by Uta Hardy. Motion carried.
- 7) Review, Discussion and Decision on permit issuance for new 12'x16' screen porch @ 147 Avenue D, Block 49, Lot(s) 9-10, For – Briana Wheatley, Contractor – Erin Rodriguez Construction, LLC.
Board requested changes to location of porch and come back before P&Z.
- 8) Review, Discussion and Decision on permit issuance for a 36" – 72" picket fence and 6'x11' storage shed with a 4'x2'.6" entrance awning @ 151 7th Street, Block 64, Lot(s) 7-8, For – David Barclay, Contractor – Self.
Jim Bachrach made motion to approve, second by Geoff Hewell. Motion carried.
Chairman asked to make sure it's strapped down.
- 9) Review, Discussion and Decision on permit issuance for a 14'x18' deck & replace windows with doors @ 182 17th Street, Block 120, Lot(s) 12, For – Jennifer Keel, Contractor – Self.
Geoff Hewell made motion to approve, second by Jim Bachrach. Motion carried.
- 10) Review, Discussion and Decision on permit issuance to add a 10'x20' shed extension(lean too) @ 128 16th Street, Block 104, Lot(s)3-5, For – Raymond Kelley, Jr, Contractor – Self.
Geoff Hewell made motion to approve, second by Fred Vogt. Uta Hardy opposed.
Concerns with appearance of old shed that lean too would be extended from.
Geoff Hewell withdrew his decision.
Board asked Mr. Kelley to bring in photos of old shed or fix it up some, come back before board.
Tabled
- 11) Review, Discussion and Decision on permit issuance for new construction of 2 story - single family residential above commercial and tree removal @ 56 Commerce Street, Block C2, Lot(s) 8, For – Peyton Morton, Contractor – Self. **(Encroachment required for proposed covered sidewalk on Penton)**
Mr. Morton is going to decrease encroachment of awning on Penton.
Fred Vogt made motion to approve, second by Uta Hardy. Motion carried.
Motion included tree removal.
- 12) Review, Discussion and Decision on permit issuance for new single family residence and tree removal application @ 51 8th Street, Block 29, Lot(s) 7, For – Christiana Moore & John Jackson, Contractor – 1st Choice Builders, Inc.
Fred Vogt prefer 6" lap siding.
Jim Bachrach made motion to approve, second by Geoff Hewell. Motion carried.
Motion to include tree removal.
- 13) Review, Discussion and Decision on permit issuance for new single family residence and tree removal application @ 114 14th Street, Block 93, Lot(s) 5, For – David Fowlkes, Contractor – Construct Group SE.
Jim Bachrach made motion to approve, second by Uta Hardy. Motion carried.

14) Weems Addition/Renovation – Information Only.

Jim Bachrach asked Chairman Daly if he could be moved to top of agenda.

Jim Bachrach presented site plan/elevation of Weems renovation.

15) Old Business

Status of Burnt home on 17th & Ave. E

Wilbur Bellew has been in touch with the realtor and they have a pending contract on the property and are aware they will have to demo.

16) Other Business For Discussion

Geoff Hewell made motion to adjourn, second by Jim Bachrach. Motion carried.

Tom Daly-Chairman