

**CITY OF APALACHICOLA**  
**PLANNING & ZONING BOARD**  
**WORKSHOP & REGULAR MEETING**  
**MONDAY, August 8th, 2016**  
**Community Center/City Hall – 1 Bay Avenue**  
**MINUTES**

**Present (WS & RM):** Chairman -Tom Daly, Co-Chair - Lynn Wilson-Spohrer, Geoff Hewell, Uta Hardy, Revena Ramsey – Permitting Coordinator, Cindy Clark – City Planner and Amy Kelly – Franklin County Building Department.

**Workshop – 5:00 p.m.**

Height Issues

**Handouts were given**

**Cindy Clark & Amy Kelly both spoke**

**Board would like to do more research on communities similar to ours and what their rules are for height before making a decision.**

**Regular Meeting – 6:00 p.m.**

**Chairman Daly brought up the subject of cutting/trimming of trees and his understanding being If on City Right of Way they had to come before Planning & Zoning. Discussion on who has authority to grant these approvals.**

**Geoff Hewell state he thought that they had given that authority to Betty & Wilbur (Code Enforcement Officer).**

**Chairman will look into it.**

- 1) Approval of July 11<sup>th</sup>, 2016 Regular Meeting Minutes Only.  
**Geoff Hewell made motion to approve, second by Joe Taylor. Motion carried.**
  
- 2) Review, Discussion and Decision on amendments of Library plans @ 80 12<sup>th</sup> Street, a parcel in Block 84, For – City of Apalachicola, Contractor – Allstate Construction, Inc. (P&Z original approval 10/15/2015).  
**Betty Webb spoke in regards to the changes being made. Showed the board what they had approved in the past vs what the current change will be.**  
**Joe Taylor made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.**
  
- 3) Review, Discussion and Decision on material for parking pad & drive way @ 116 Avenue E, Block 40, Lot(s) 4-5, For – LR DEV Apalachicola, LLC, Contractor – O’Neil Construction of High Springs, Inc. (Tabled by P&Z on 4/11/16, Approved by P&Z on 5/9/16 pending Commission approval of encroachment, 7/5/16 Commission approved Encroachment contingent upon type of material used for parking pad and drive way and go back to Planning & Zoning if needed.)  
**Mr. Rutherford brought a sample of the pervious asphalt to show the board.**  
**Uta Hardy had some concerns at commission meeting due to Joe Taylor explaining that there are still issues with Buyrite and their pervious asphalt when it rains.**  
**Geoff Hewell made motion to approve, second by Joe Taylor. Uta Hardy opposed. Motion carried.**
  
- 4) Review, Discussion and Decision on permit issuance for proposal to add Bahama shutters and replace window with a door @ 59 Avenue D, Block 9, ½ of Lot(s) 9-10, For – Susan Morgan, Contractor – Wayne Thomas. (Tabled on June 13<sup>th</sup>, 2016 & Shutters Tabled on July 11<sup>th</sup>, 2016)  
**Susan Morgan approached the board with photos on her ipad of the proposed shutters design. She explained into more detail how they’ll appear.**  
**Geoff Hewell made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.**
  
- 5) Review, Discussion and Decision on approval for proposed boat house @ 190 Avenue C, Block 59, Lot(s) 4-5, For – Robert & Pamela Bartosh, Contractor – Tim Poloronis. (BOA Approved the setbacks at QJ Hearing on 6/8/2016)

**Geoff Hewell made motion to approve, second by Joe Taylor. Motion carried.**

- 6) Review, Discussion and Decision on permit issuance for requested 8' fence @ 73 Avenue B, Block 14, SW ½ of Lot(s) 10, For – Greg & Krysta Russell, Contractor – Self.

**Geoff Hewell made motion to approve a 7 ft fence, second by Joe Taylor. Motion carried.**

- 7) Review, Discussion and Decision on permit issuance for proposed 12'x24' storage unit @ 190 11<sup>th</sup> Street, Block 150, Lot(s) 2-3, Barbara McInturff, Contractor –A&T Hauling.

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

- 8) Review, Discussion and Decision on permit issuance for proposed restoration of building to include a 10' wide elevated deck over public sidewalk & removal of a strip of concrete on sidewalk for stormwater runoff @ 280 Water Street, Block G-1, NE 50' of Lot(s) 10, For – William Clark, Contractor – Self. (Encroachment Agreement Required for Elevated Deck)

**Chairman Daly stated City Commission had previously approved the encroachment.**

**Geoff Hewell made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.**

- 9) Review, Discussion and Decision on permit issuance for After the Fact 12'x19'x6' high privacy encroaching on City R.O.W. @ 183 Avenue M, Block 134, Lot(s) 10, For – Hatch Wefing, Contractor – Self. (After the Fact and Encroachment Agreement Required).

**Geoff Hewell made motion to table.**

**Lynn Wilson-Spohrer recommend when it passes forward to Commission that P&Z is not in favor of approving it just because it's already done.**

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

- 10) Review, Discussion and Decision on permit issuance for New Single Family Residence @ 197 6<sup>th</sup> Street, Block 180, Lot(s) 7, For – Robert & Cynthia Mason, Contractor – 1<sup>st</sup> Choice Builders, Inc. (Bryce Ward).

**Joe Taylor made motion to approve, second by Lynn Wilson-Spohrer. Motion carried.**

- 11) Review, Discussion and Decision on permit issuance for New Single Family Residence @ 224 Avenue F, Lot(s) 1 & 4 of Chandler's Corner, For – Raymond & Dorothea Botz, Contractor – Tim Poloronis Builders.

**Lynn Wilson-Spohrer made motion to approve, second by Joe Taylor. Motion carried.**

- 12) Old Business

**Mr. Hewell asked any new info on burnt house on Hwy 98**

**Revena Ramsey stated the lady who has a contract on the home came in to get regulations on what she can build. It was discussed in regards to the burnt home being removed and that is in her plans.**

- 13) Other Business For Discussion

**Diane Brewer has concerns of short term rentals in her neighborhood being R1 Single Family Residence.**

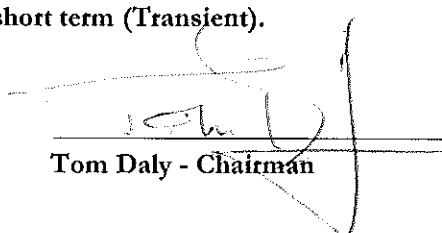
**AirBNB, VRBO Issues**

**Susan Morgan spoke in that not only can you go on Trip Advisor as a renter and comment but now neighbors can comment as well.**

**Anita Grove state long term use to be 6 months or longer.**

**Discussion on clarifying definitions on long term vs short term (Transient).**

**Geoff Hewell made motion to adjourn.**

  
Tom Daly - Chairman