

**MINUTES OF THE JOINT SPECIAL MEETING OF THE APALACHICOLA CITY COMMISSION AND PLANNING AND ZONING HELD MONDAY, JUNE 10, 2019, 5:00 PM AT THE APALACHICOLA COMMUNITY CENTER.**

**PRESENT:** Commissioner Brenda Ash  
Commissioner Jimmy Elliott  
Commissioner Anita Grove

Ron Nalley, City Manager  
Deborah Guillotte, City Clerk

**ABSENT:** Mayor Van W. Johnson, Sr.  
Commissioner Mitchell Bartley

<b>CALL TO ORDER</b>
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Mayor Pro-Tem Brenda Ash called the meeting to order at 5:00 PM.

Cortni Bankston stated this meeting is to discuss a Zoning Code Amendment to allow first floor transient lodging in the "Transition Zone" in C-1, and displayed the map showing where the zoning will be affected. Mr. Ron Nalley stated there exists an area along south 4<sup>th</sup> Street (Block 11) that is split zoning between commercial and residential districts which is (Blocks 8, 9, 10 and 11). One half of the block is designated C-1 Commercial and the other half is R-1 Residential separated by an alley. The C-1 side of the block contains an existing professional office and a residential structure. The half block in question is an anomaly in that it is not part of the downtown commercial district although it is considered C-1 and is bordered by transient rental activity (Gibson Inn) which does provide transient lodging on the first floor. We have received a request from a property owner to consider allowing transient rentals on the first floor of the existing structure consistent with the neighboring transient rental property (Gibson Inn). Current regulations allow transient lodging in existing residential structures in the C-1 district along 4<sup>th</sup> street. The parcel in question is not located in the flood zone and is part of a transitional area currently providing commercial office space. Mr. Nalley stated attached is the Transition Proposed Ordinance for review and consideration for a new zoning district.

Discussion held between Planning and Zoning, City Commission and Michael Shuler.

Mr. Shuler stated the transient areas are Blocks 8, 9, 10 and 11, and that he is interested in providing first floor transient rental in the area only around 4<sup>th</sup> Street in the Commercial area.

Mrs. Bankston reviewed Cindy Clark's staff opinion stating the Regulations are already in place that allow existing residential structures within the C-1 corridor to be used as transient lodging without requiring the use to occur on the second floor. Additionally, the structure footprint in question is not within the flood zone, therefore; supports the idea of a transition overlay which would accommodate the property owners' petition with the stipulation that the provision apply only to existing structures and only apply to those transition areas (blocks which share mixed land use and mixed zoning boundaries).

In a response to a question from Commissioner Ash, Mrs. Bankston stated there is a detailed assessment that was completed relating to this new transient lodging zoning change and is in the agenda packet. In a response to a question from Commissioner Ash, Mr. Shuler stated he had gone to the City requesting transition first floor lodging and that this is the only legal option to be considered. Commissioner Ash stated her concerns with the sewer system and the possibility of additional usage with this change. In a response to a question from Commissioner Ash, Mrs. Bankston stated there is a definition of "transient lodging" in the proposed Ordinance.

Commissioner Grove requested that the surrounding neighbors are notified of this change.

Mrs. Bankston stated Mrs. Clark listed the following options: 1) Deny the applicant request or; 2) Approve the concept and direct staff to created a C-1 transition district overlay for the mixed use C-1 parcels which will allow first floor bed and

Special Meeting – 6-10-19 – Page 2

breakfast use to occur for all existing structures provided the other requirements relating to transient lodging facilities are met and that the existing structure footprints do not lie within the FEMA Area of Special Hazard (rated A & V zones).

Commissioner Anita Grove made a motion for staff to move forward with the request for the proposed C-1 Regulations that would allow first floor transient lodging in the existing structures in C-1 Transition zones (split Residential/Commercial Blocks) providing such parcels are not located within the flood zones and provided the zone is not located within the City's core walking district. Commissioner Jimmy Elliott seconded and the motion carried 4-0.

With no further business, meeting adjourned at 5:50 PM.

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Brenda Ash, Mayor Pro-Tem

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Deborah Guillotte, City Clerk