

A Special Meeting and Workshop of the Apalachicola City Commission was held on Tuesday, June 20, 2023, at 4:00 PM at the Apalachicola Community Center, #1 Bay Avenue, Apalachicola, Florida.

Present: Mayor Brenda Ash, Commissioner Adriane Elliott, Commissioner Anita Grove, Commissioner Despina George, Commissioner Donna Duncan, City Attorney Dan Hartman, City Manager Travis Wade, City Clerk Lee Mathes

Mayor Ash called special meeting to order.

AGENDA ADOPTION

Motion to adopt agenda made by Commissioner Elliott, seconded by Commissioner Grove. Motion carried 5 to 0.

SPECIAL MEETING - GIBSON INN ENCROACHMENT

Public comments consisted of delaying vote and inadequate access to encroachment research materials.

Cutler Edwards stated the balconies were included in the first site plans submitted and nothing has changed. If an encroachment was needed, then they should have been told about the encroachment process from the start.

Attorney Hartman stated he has reviewed the materials submitted by the Building and Planning Departments. An encroachment agreement is an air space encroachment agreement only, and there will be no ground encroachments.

Discussion consisted of delaying vote, time period in which Commission receives agenda packets, Gibson Inn site plan, Gibson Inn parking plan, and Gibson Inn building height.

Motion to table Gibson Inn encroachment until public and Commission have time to analyze information and to include resolution of parking and height restriction issues made by Commissioner George. Motion seconded by Commissioner Grove.

Attorney Hartman stated motion should include a date certain.

Commissioner George amended motion to table Gibson Inn encroachment until July 6th. Motion failed 2 to 3 with Mayor Ash, Commissioner Elliott, and Commissioner Duncan opposing.

Motion to approve Gibson Inn encroachment and authorize Attorney Hartman to proceed with encroachment agreement made by Commissioner Duncan, seconded by Commissioner Elliott. Motion carried 3 to 2 with Commissioner Grove and Commissioner George opposing.

WORKSHOP – ACCESSORY STRUCTURES

Building and Planning staff reviewed history and research to allow accessory structures as habitable living spaces in R1 zoning.

Public comments consisted of allowing ADUs (accessory dwelling units) in R1 zoning and fines/penalties for current accessory structure apartments and short-term rentals.

Commission comments consisted of allowing ADUs as workforce housing, short term rentals, parking requirements for ADUs, and fines/penalties for noncompliance.

Commission in agreement to move forward with some type of procedure or ordinance.

Attorney Hartman stated that if an ordinance is based on Florida Statute, then people would have to comply, but we could outline some options and alternatives.

Mayor Ash stated that in this process we need to make sure all concerns are addressed and that we are keeping within property owner's rights.

Attorney Hartman stated a draft ordinance should be ready by August meeting.

Motion to adjourn made by Commissioner Elliott, seconded by Commissioner Grove. Motion carried 5 to 0.

Brenda Ash, Mayor

Lee Mathes, City Clerk

