



# CITY OF APALACHICOLA

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October 12, 2017

**Mayor**

Van W. Johnson, Sr.

**Permit Review:** A revised analysis of proposed Denton Cove Development calculations

**Reviewer:** C. Clark

**Commissioners**

Brenda Ash

John M. Bartley, Sr.

James L. Elliott

Anita Grove

**Applicant:** Denton Cove, Ltd

**Address:** 192 Avenue L - A portion of the old high school property located on Block 126.

Staff has previously reviewed this project three times (June 3, July 10, October 29, 2015 and June 26, 2017) for consistency with the City's Land Development Regulations and with the Land Use Goals, Objectives and Policies of the City's Comprehensive Plan. See Attached reviews. This represents the fifth review of the project.

**City Administrator**

Lee H. Mathes, MMC

Staff reached out to the current engineers (Dewberry/Preble Rish) (6-16-17) and Wendover representative (6-23-17) for a set of the 2015 Denton Cove original plans. A digital set of files was received 6-26-17 from Gary Brink, Wendover. A review of both sets of plans is necessary to determine consistency with approved order. Revised plans were received from Dewberry on October 12, 2017.

**City Clerk**

Deborah Guillotte, CMC

**Density:**

• Total acreage from plat: 3.659 acres (rounded up to 3.66) • Area Specific to platted roads and alleys as identified on previous plans: 1.621 acres. This information is not included on 2017 site plan. Is this still relevant? • Allowed 20 units per acre.

**City Attorney**

J. Patrick Floyd

*Finding:* As stated in Oct. 2015 review, if the project encompasses 3.66 acres, the 52 unit density proposed is consistent with the zoning code (20 units per acre) and comprehensive plan standards (up to 20 units per acre) for the site. If the project does not include the areas identified as alleys and streets, the project is not consistent with stated standards above.

**Land Use:** – R-2 – Multifamily *Finding:* Consistent

**Setbacks:**

Front 15' required. Proposed: 41' OK.

Sides: 15' required. Proposed: 25'; OK

Rear: Required 25, Proposed 68' OK;

*Finding:* Consistent

**Lot Coverage:**

A comparison of 2015 plans received from Gary Brink on 6-26-17 with 2017 plans initially indicated that that 2017 plans contain more lot coverage than ones submitted in 2015. Overall, the 2017 plan exceeds the lot coverage requirements of the code (50%) because pervious concrete may not be counted as 100% pervious. The percent of perviousness is dependant upon engineered calculations specific to site conditions which have not been provided. However, revised plans received October 12, 2017 show removal of the pervious concrete which now brings the development in line with lot coverage requirements. October 12, 2017 revised plans: Proposed: 79,712. sf of impervious lot coverage.

*Finding:* Consistent.

**Tree Ordinance:** Tree removal/mitigation plan included in previous plan set. *Finding:* Consistent

**Stormwater:** Sheet G1 indicates the applicant's stormwater management system complies with the NFWFMD and Florida Department of Environmental Protection. Does the applicant's plan comply with the City's stormwater management standard which are more restrictive than the state standards. Staff recommends stormwater engineer review to ensure compliance with City requirements. As of October 12, 2017, state stormwater permitting has not been initiated.

*Finding:* Inconclusive. Pending stormwater engineer review with City standards.

**Infrastructure Concurrency:**

*Finding:* As per traffic, traffic study submitted that indicates consistency with LOS.

As per water/sewer, Water & Sewer staff have determined that there is sufficient capacity to handle the development.