

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, August 11th, 2014
Community Center/City Hall – 1 Bay Avenue
MINUTES

Present: Tom Daly-Chairman, Geoff Hewell, Jim Bachrach, Robin Vroegop, Sally Williamson, Lynn Wilson Spohrer, Cindy Clark – Contract Planner, Revena Ramsey – Permitting

Workshop 5:00 PM:

Definitions

Review & Discussion of the definitions was started. There will be continuation at an upcoming workshop.

Regular Meeting – 6:00 PM

- 1) Approval of July 2014 Minutes.
Motion to approve made by Jim Bachrach, second by Sally Williamson. Motion carried.
- 2) Review, Discussion and Decision on permit issuance for siding @ 170 5th Street, Block 179, Lot 3, for Terry Nelson, Contractor – Self.
Chairman Daly asked Mr. Nelson the type of siding and if it was the whole home or not.

Mr. Nelson stated replacing old siding with Hardiboard and it will be put on both sides and rear of home.

Motion to approve was made by Geoff Hewell, second by Robin Vroegop. Motion carried.

- 3) Review, Discussion and Decision on permit issuance for siding on bathroom @ Scipio Creek, for City of Apalachicola, Contractor – PSBI.

Chairman Daly stated he wanted to see the entire product not take it piece by piece.

Revena Ramsey had drawings of the bathroom that had been previously approved & disapproved by P&Z if there were questions.

Lynn Wilson Spohrer stated they didn't approve the 40 ft long ice building that will be blocking the beautiful view up the entire river. They have concerns with the location and want to know if PSBI has other options to present to them.

Aaron Boyette with PSBI stated the changes or proposed changes would have to go back through DEP, NW FL Water Management District & Permitting. He'd have to say no. Permitting should've been done through NW FL Management District.

Lynn Wilson Spohrer stated it needs to go on the record that P&Z 100% said wait a minute what is all this and they've never had the chance to be a part of the Scipio Creek Project and they were very concerned with several elements.

Aaron Boyette stated the one that P&Z didn't approve or didn't like was the smooth or split face block.

Tom Daly & Lynn Wilson Spohrer stated that was just one little piece. They never approved the whole project.

Lynn Wilson Spohrer stated the grant didn't state the ice house had to be in that exact location that PSBI placed it in that location.

Aaron Boyette stated that by going back and exploring moving the ice house building that is way above his pay grade and going back they need to give direction to Betty and go back to the design people, go back to NW FL Management and all that stuff and the grant is only for a certain fine line dollar amount.

Geoff Hewell made the motion that they table it until they can speak with Betty.

Aaron Boyette stated time is of the essence to the point that a couple more weeks it's going to start costing the City quite a bit because they're now at the point of having to put the entire project on hold until these decisions are made. Probably within the next two weeks he's going to have to shut the job down. They need to get decisions made asap.

Chairman Daly stated he agreed but what they're seeing is little pieces here and they're not seeing the big picture.

Geoff Hewell asked Aaron Boyette if he had the whole picture.

Aaron Boyette stated they have what was designed & granted and the board disapproved it the first time.

Geoff Hewell stated what's driving the train is the amount of money you spend on it and the cost went up evidently because you come back in here where the open air market is supposed to be and you come in here with a completely different thing and you come back and Betty and them said there wasn't enough money for it.

Aaron Boyette stated the project is 8 million.

Geoff Hewell stated they haven't seen any of the new stuff.

Aaron Boyette wanted it put on the record that he needs to get this apparent decision.

John Savoy stated they were hired as a construction manager to build a design and they were not responsible on planning that design or where the building went or what they looked like. Currently we are in a 4 month delay of building these buildings. They were originally supposed to be done the middle of September and now it's looking towards the end of the year and that's if we have the approval from today so who's going to pay them to stay onsite. Additionally the grant has to be extended for those funds to pay them. At some point they are going to have to be on agreement for them to finish this project or they'll have to pack up and go home.

Chairman Daly stated if they could get before them what the board is supposed to approve, which they haven't seen, they will try to make a decision and can do that in a couple weeks.

Geoff Hewell stated Aaron was asking for the bathroom approval and asked if it was going in the same location as originally.

Aaron Boyette stated the location is the same. He pointed out on a design plan that had previously been submitted to P&Z, the two buildings staying and their locations. He stated he assumed P&Z had seen the new plans.

Geoff Hewell stated all the need to approve right now is the exterior of the bathroom.

Aaron Boyette stated the City has several different looks throughout as brick, they proposed split face which the board disapproved. He'll take whatever the board decides.

John Savoy stated the ones discussed with Betty have been concrete masonry, metal wall panels or hardiboard or some version there between.

Lynn Wilson Spohrer stated she votes for hardiboard.

Sally Williamson made motion that they go with hardiboard, second by Lynn Wilson Spohrer. Motion carried.

Aaron Boyette stated that's hardiboard over concrete masonry.

4) Other Business

Galloway Construction asked the board to allow Willoughby & Marie Marshall to go before him.

Chairman Daly gave permission.

Willoughby & Marie Marshall - Discussion on Library's proposed move to Chapman Building
Chairman Daly opened with a statement on the location/placement of the library at the Chapman building and understanding it's a County owned building and trying to get feedback from the community on proposed move of the library to the Chapman building.

Marie Marshall spoke stating the building is owned by the County and the Dr.'s have a lease on the building. Stated County Attorney said the City has never asked the County for the building. We need to continue the discussion more openly with projects around the City.

Robin Vroegop stated the building could provide a fantastic location for a library. With the history of the building and it being located on the highway she feels it could be a tourist destination. It needs to be discussed openly so the county knows they are interested in usage of the Chapman building for the new location of the library. She had hoped it would be a regular agenda item so they could vote as a board.

Lynn Wilson Spohrer stated the National Historic Trust wants to help in this effort and whatever is needed. Their office is located in Tallahassee.

Catherine Green stated she wrote the grant and feels she needs to explain where things stand without trying to influence or encourage anyone since she is a City employee. The county feels they need to preserve the site for the doctors unless another acceptable site for the doctors can be found. She had a meeting with Betty Webb and Alan Pierce and Alan was sure his County Commissioners would not disrupt the doctors from that building because of fear the doctors will leave the county. She's been working on alternatives for the doctor's and for the library. Alan made it clear that they are business people and that's the bottom line. Suggestions of new locations for the doctors were the old high school which would need renovations to accommodate the doctors, the space behind the hospital that belongs to the

Love Center in which it would need torn down and a new facility built and finding someone to fund the construction. As for the library they've looked at other options like the old Gulf State Bank, the Florida Power warehouse building that Harry Arnold owns but due to the flood plain it would require raising the building and other work. The other option is the corner of 12th and 98 the lot next to the Chapman, the idea would be to build a building that looks aesthetically like the building that use to be there.

Tom Daly asked was there space at the old Apalachicola High School.

Catherine Green stated there is but not all in one big chunk.

Robin Vroegop stated someone needs to go and do an assessment with the doctors.

Catherine Green stated she and Susan were going to see the doctors on Wednesday.

Geoff Hewell stated you could see why they wouldn't want to move. He asked about the use of the property behind the hospital and if they'd expended all possibilities.

Catherine Green stated they were going to discuss that with the doctors. She thought the hospital would build another building out there where the doctors could use that but not in time for her to use the grant. The time line about the grant according to the state library officially began the 1st of July. You have to have assurance of a long term lease or that you own a building within 90 days. The state library has told her they will not resend the money but they need to have that assurance in place before they can go out to bid for the renovation or construction.

Lynn Wilson Spohrer asked about the building next to the court house, two-story, referring to the old jail. She's stating usage for the doctors. Stated it has the square footage & it's a solid built structure.

Tom Daly stated if the option is the old Apalachicola High School would the doctors be willing to pay per say \$1,000 a month for that space.

Catherine Green stated it would depend on the square footage and what renovations were done to accommodate the doctors. She doesn't know of a funding source that would cover the renovations.

Sally Williamson asked what we need to do next.

Marie Marshall stated the lease requires a 6 month notice.

Catherine Green stated only if the county is willing to hand us the lease.

Sally Williamson stated maybe the next step is to ask the City to ask the County.

Catherine Green stated they've been advised that if we formally ask the county, which it has not been done, that without some accommodation for the doctors the county would say No.

Sally Williamson stated this is just hear say that no one has sat down with the county right?

Catherine Green stated yes that Alan, Betty and herself had met.

Sally Williamson stated officially or unofficially?

Catherine Green stated she'd say unofficially. She doesn't see the interest on the part of the City to fight the county unless there is some sort of accommodation for the doctors.

Rev

Robin Vroegop stated you could certainly sue them. She was hoping there would be some kind of recommendations.

Tom Daly stated the only thing they could ask any of them to do is talk with their County Commissioners and City. There seems to be a lack of willingness for the county to talk to the city.

Catherine Green stated she wrote the grant when the doctors were not in the building and it wasn't until 2 months after the grant was submitted that the doctors used the building. The grant is for improvement and expansion of library services. The grant is not for the restoration of an old building. She believes the Chapman building could find funding to make it a wonderful and fabulous building. At this point all she wants to be is on the little bit of property right next to it. She stated it needs to be pursued with the City Commissioners and the County Commissioners.

Pete Adams had concerns on what would happen to the old auditorium if the library went into the Chapman building.

Catherine Green stated it would remain as it's used by ABC School. The grant calls for an elevator which would allow for the usage of the second floor but right now she doesn't have the staffing to run a library with second floors so she probably would not put in an elevator with the grant money but do everything she can for the first floor and have spaces for various entities.

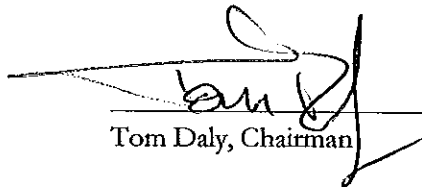
Lynn Wilson Spohrer would like to propose that P&Z as a board and committee contemplate in some way now influencing in talking to NW, Commissioners and County, second by Robin Vroegop.

Robin Vroegop made a second request to put the Library Grant involving the Chapman Building on the Agenda, second by Lynn Wilson Spohrer. Motion carried.

Galloway Construction - Discussion only on 119 Market Street
Galloway Construction presented the board with a drawing of his proposed idea.
Discussion was held on setbacks, lot coverage, storm water and parking.
P & Z Board liked the design.

5) Old Business

Meeting Adjourned


Tom Daly, Chairman