

# *CITY OF APALACHICOLA*

## **PLANNING & ZONING BOARD**

**WORKSHOP AND REGULAR MEETING**

**MONDAY, August 8, 2011**

**Community Center/City Hall – 1 Bay Avenue**

### **MINUTES**

**Members and Staff Present: Tom Daly-Chairman, Mark Browne-Vice Chair, Leon Bloodworth, Geoff Hewell, Dieter Ambos, Betty Webb-City Administrator**

#### **REGULAR MEETING – 6:00PM**

- 1) Approval of July 2011 minutes. **Motion to approve made by Geoff Hewell, second by Leon Bloodworth. Motion Carried 5 to 0.**
- 2) Review, Discussion, and Decision for permit issuance for demolition of existing structure @ 148 5<sup>th</sup> Street, Block 63, Lots 2 and 3 for Kara Landiss on behalf of Gayle and James Doherty. Letter from building official obtained – more than 50% destroyed. **Motion to approve made by Leon Bloodworth, second by Mark Browne. Motion Carried 5 to 0. Board reminded Ms. Landiss that permit was only good for one year, if new owners do not remove the structure within this time frame they must come back before P&Z.**
- 3) Review, Discussion and Decision for building permit issuance for a boat shed @ 53 12<sup>th</sup> Street, Block 48, Lot 7 for Joseph Fichera, property owner is Ben Watkins. Work started without permit. **Board agreed not to make a decision until Mr. Fichera comes back with acceptable plans that meets construction code regulations and set back/lot coverage requirements. Board informed Mr. Fichera that structure started without a permit must be removed since it does not meet construction code and encroaches into the City right-of-way.**
- 4) Review, Discussion and Decision for tree permit issuance for the removal of a magnolia @ 133 Avenue C (behind garage) for Linda Wilder. Magnolia is considered a protected tree and requires P&Z decision. **Ms. Wilder not present. Motion to table item made by Mark Browne, second by Dieter Ambos. Motion Carried 5 to 0.**
- 5) Preliminary Conceptual Project Discussion – CVS Pharmacy @ Hwy 98 and 12<sup>th</sup> Street **Mr. Zach Middlebrooks and Mr. Brett Basquin present on behalf of CVS Pharmacy Mike and Sherry Willis present as property owners of the existing CVS Pharmacy site**

#### **Issues/Concerns discussed with CVS representatives:**

- **Historic Inn – CVS understands demolition or relocation is a major concern. Board agreed that the structure could not be demolition pursuant to the Comp Plan and felt relocation would still be a major impact to the City's historic district.**
- **Need for large floor space – now have less than 7,000 sq ft – CVS wants to expand to 12,000 – current facility is in bad shape and restricted for expansion. Board discussed expansion possibilities of existing facility rather than building new.**

- Sale of alcohol and tobacco products – CVS stated they still want to have these sales. Board believes proposed new site would not meet the required 500' distance from a school.
- Zoning – allowable uses in C-2 discussed. Pharmacies are allowed as principle use.
- Alleyway closure – CVS has offered to reconfigure and improve the alleyway rather than a complete closure. Board feels a reconfiguration would change the historic layout of the City.
- Relocating business to west of City – CVS wants to remain in same area.

Architect Mark Tarmey, 4-M Design Group, comments:

- Proposal is not a good fit for the City.
- Location is not the right place for this type of development.
- Inn is a significant structure for where true historic area begins.
- Feels CVS arguments related to existing building's square footage, parking and storage are non-issues that do not warrant a new facility.
- By existing codes, P&Z cannot approve unless they vote against code:
  - distance from school
  - historic structure – cannot demo per code – P&Z has allowed relocation in past if structure stays in historic district
  - concerned with the scale of the new proposed building – 131'x91', roof height scares him, proposed 23', he has asked them to scale down to 18 or 19'
  - not compatible with historic district
  - cannot allow alleyway configuration

Other Comments:

- Clarice Powell – what if building just sits – is the city going to preserve?
- Leon Bloodworth – P&Z is working on a list of incentives to encourage preservation of historic structures, especially ones contributing to historic list.
- Tom Daly – the historic inn is an anchor for the historic district and does not want to see it go away.
- Mike Willis – discussed business reason to remain in same location, would lose traffic from the east.
- Sherry Willis – discussed historic coke plant that was formally on the site, stating it was in bad shape and not restorable and currently buildings in Apalach are being rebuilt not restored.
- Denise Roux – clear where we stand right now, why delay making a decision, recommended P&Z make decision tonight.

Board agreed CVS needs to make official application and pay review fee to move forward.

6) Previous Agenda Items Pending:

- a. Construction and Uses on State and County Owned Properties – **inter-local agreement**
- b. Centennial Bank request for three designated parking spaces on Avenue E – **no action**
- c. Portable metal building @ 76 Avenue H, Lots 6, 7 and part of 8, Block 19, Larry Cummings/Tool Time. – **Schedule Workshop to discuss sheds in the City.** Mr. Tarmey noted the way to proceed would be to say metal sheds will go away in 18 months, after that if destroyed or removed it cannot be replaced, and make sure power circuit is low so sheds cannot be used for residences, businesses, etc.
- d. Maritime Museum Project – **no action**

7) Other Business

1. John Hankins presented permit to install new siding and windows – not changing exterior look of house @ 92 14<sup>th</sup> Street – Board agreed.
2. Confirm Administrative Issuance - Motion to confirm administrative issuance of building permit for open car port @ 76 6<sup>th</sup> Street for Gene Smith made by Leon Bloodworth, second by Dieter Ambos. Motion Carried 5 to 0.
3. Episcopal Church expanding into structure @ 76 5<sup>th</sup> Street – Board agreed.
4. City will be removing dead tree on right-of-way @ Avenue D between 12<sup>th</sup> and 13<sup>th</sup> Streets – Board agreed.

There being no further business, meeting adjourned.

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Tom Daly, Chairman