

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, August 8th, 2022
Community Center/ City Hall -1 Bay Avenue
Minutes

Approved: Regular Meeting: 6:00 pm

Attendance: Jim Bachrach, Al Ingle, Justin McMillan, Lee McLemore, Joe Taylor, Bobby Miller, Chase Galloway

1. Approval of July 11th, 2022 regular meeting minutes.
 - **Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carries.**

2. Review, Discussion and Decision for Review for Garage, Pool, & Decking. **(Historic District) (R-1) @ 121 14th Street**, Block 89, Lots 9 & 10. For J. Stephens -Owner; Contractor: 1st Choice
 - **Motion to approve contingent on applicant parceling properties together with Franklin County Property Appraiser by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carries.**

3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 146 Bay Avenue**, Block 197, Lots 1-5. For L. Batzloff -Owner; Contractor: self
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carries.**

4. Review, Discussion and Decision for Pool, Pavers, & Deck. **(Historic District) (R-1) @ 40 5th Street**, Block 14, Lots 3-5. For S. Berkheiser Jr. -Owner; Contractor: Cox Pools/TBD
 - **Motion to approve contingent on removing the extra square footage to reach 40% lot coverage by Jim Bachrach; 2nd by Justin McMillan. All in favor – motion carries.**

5. Review, Discussion and Decision for Addition, Renovation, & Deck. **(Historic District) (R-1) @ 204 10th Street**, Block 156, Lot 2. For C. Presnell–Owner; Contractor: Self
 - **Motion to approve by Jim Bachrach; 2nd by Chase Galloway. All in favor – motion carries.**

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6. Review, Discussion and Decision for Deck Addition. **(Historic District) (C-1) @ 29 Ave. E,** Block F, Lots 18-20. For White Sands Investment Partners-Owner; Contractor: Coastal ICF Construction
 - **Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor – motion carries.**

7. Review, Discussion and Decision for New Construction/Relocation of Pool and Gym Building **(Historic District) (R-1) @ 67 Avenue D.** Block 16, Lots 1-2. For S. Etchen–Owner; Contractor: TBD
 - **Motion to approve by Jim Bachrach; 2nd by Justin McMillan. Discussion on if the engineered pool meets Stormwater Best Management Practices definition and can be included as pervious. All in favor – motion carries.**

8. Review, Discussion and Decision for New Construction Home. **(Historic District) (R-1) @ 94 Bay Avenue.** Block 193 Lots 1-5. For S. Polow – Owner; Contractor: TBD
 - **Take no action – would need a variance for setbacks. Deferred to Board of Adjustments.**

9. Review, Discussion and Decision for Demolition, Renovation, & New Construction. (Marina & Restaurant) **(Historic District) (R/F) @ 119 Water Street (TBD).** Wharf lots 11,13,14,15, 16. For Apalach Trading Company LLC. – Owner; Contractor: TBD; Agent: Dan Garlick
 - **Motion to approve concept with listed contingencies dependent on staff review by Jim Bachrach; 2nd by Justin McMillan. Discussion on listed items and parking. All in favor – motion carries.**
 - **Contingencies:**
 - **Permits/Approvals from outside agencies for stormwater management, flood and storm, boat slips and the docks. (NFWMD, FEMA, FDEP, & USACE.)**
 - **Sewage Pump Out facilities planned for/provided**
 - **Fuel Spill Prevention Plan/Equipment on and off water planned for/provided**
 - **Parking – Mitigate or delete 24 slips**
 - **Special Exception for Fuel Dispersing Devices in R/F Zone (Riverfront)**

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- **City Commission agreeance on Right of Way improvements and use**
- **Hurricane Plan approved by Emergency Management + City of Apalachicola Building Inspector**
- **Roof Materials are non-contaminating to Runoff Stormwater**
- **All parcels owned by the applicant must be parceled together with Franklin County on Property Appraiser.”**

Other/New Business:

N/A

Outstanding/Unresolved Issues:

N/A

Motion to adjourn by Jim Bachrach; 2nd by Chase Galloway.

Approved: Al Ingle

