

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, OCTOBER 14, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA

Regular Meeting – 6:00 P.M.

1. Approval of September 9th, 2019 Regular Meeting Minutes.
2. Review, Discussion and Decision for 8x10 Storage Shed **(Historic District)(O/R) @ 108 11th Street, Block(s) 78, Lot(s) 2**, For – Russell Cumbie, Contractor – Owner.
3. Review, Discussion and Decision for a Radio Broadcast Antenna **(Historic District)(R-1) @ 85 Bay Avenue Block 26, Lots 9 & 10**, For- James Elias, Contractor- Owner.
4. Review, Discussion and Decision for New Construction, Detached Garage, Picket Fence & Privacy Fence, Tree Removal **(Historic District)(C-2) @ 196 9th St.** For- Ralph & Brenda Basset- Owner; Contractor: Construct Group SE Inc.
5. Review, Discussion and Decision for a Commercial Alteration to an Existing Structure. Proposes to Convert an Existing Room to an Outdoor Patio Area and Expand Patio Area; Construct Covered Entrance **(Historic District)(C-2) @ 120 MLK BLVD** For- Apalach Land & Development- Owner; Contractor: Construct Group SE Inc.
6. Review, Discussion and Decision for Adding Exterior Garage Stairs to an Existing Garage/Studio **(Historic)(R-1)@ 42 6th St. Block 24, Lots 1 & 2** For – Jason Carter -- Owner; Representative- George Coon
7. Review, Discussion and Decision for a 14' x 64' Mobile Home **(R-3) @ 269 24th Avenue Block 233, Lots 27 & 28** For -- Kenia Martir—Owner; Contractor: Clayton Homes
8. Review, Discussion and Decision for a Residential Dock with Boat Lifts **(R-1) @250 ½ Hwy 98** For – Jay Chesley -- Owner; Representative- Garlick Environmental Associates.

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9. Review, Discussion and Decision for Extending an Existing Commercial Dock with a Floating Dock **(RF& C-4) @ Scipio Creek Marina** For – Creamer Family LLC -- Owner; Representative- Garlick Environmental Associates.

10. Review, Discussion and Decision for Tree Removal **(R-3) @ 335 Earl King St.** Block 217, Lots 13, 14, 15, 16 For – Shuler Brothers Rentals Inc—Owner.

Board approval is not a building permit. After Board approval, the applicant or Contractor must contact the City of Apalachicola Building Department and request for permit submittal.

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at www.cityofapalachicola.com prior to the scheduled meeting for public review. Additional information such as the City's Land Development Code and Zoning related maps, along with other development information is also available on the site for your convenience. Please direct any questions concerning items on this agenda or the Apalachicola Building Department to Cortni Bankston, (850)653-1522, cortnibankston@cityofapalachicola.com



CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 9, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA

Regular Meeting – 6:00 P.M.

1. Approval of August 12th, 2019 Regular Meeting Minutes. **Motion to approve: Constance Peck, second by Caroline Kienzle.**
2. Review, Discussion and Decision for 12x24 **(Historic District)(C-1)** @ 34 4th Street, Block(s) 11, Lot(s) 4 & 5, For – Shuler Limited Partnership, Contractor – Owner. **Motion to approve: Constance Peck, second by Joe Taylor.**
3. Review, Discussion and Decision for a 6’ Chain Link Fence, Driveway, & Removal of 2 Trees **(Historic District)(C-1)** @ 4th Street between Avenue E & D (Physical Address Unknown) Block 2, Lot(s) 7 (15’ & 5’ of) & 8 (10’ of), For- Jerry & Beverly Hall, Contractor – Polaronis Construction, Inc. **Motion to approve with conditions: Jim Bachrach “ City will look into issues with encroachment to City Property driveway connection”. Second Constance Peck. Motion Carried.**
4. Review, Discussion and Decision for a Screened in Porch on Existing Deck **(Historic District)(R-1)** @ 133 Avenue C, Block 43, Lot 90, For Lynn Wilder, Contractor – R. Wayne Thomas, R.W. Thomas Construction, Inc. **Motion to approve: Constance Peck, second by Joe Taylor. Motion carried.**
5. Review, Discussion and Decision for a Radio Broadcast Antenna **(Historic District)(R-1)** @ 85 Bay Avenue Block 26, Lots 9 & 10, For- James Elias, Contractor- Owner. **Motion to Table: Uta Hardy. Requesting more information from City Staff and statements from the neighbors. Second: Constance Peck.**
6. Review, Discussion and Decision for 90 square feet Stage **(RF)** @ Mill Basin (Address unknown), Block(s) and Lot(s) defined as City of Apalachicola 190 Acres, For – City of Apalachicola Farmers Market - Contractors, Multiple Volunteers. **Motion to approve: Joe Taylor, second by Constance Peck. Motion carried.**
7. Review, Discussion and Decision for New Construction and Tree Removal **(R-2)** @ 137 Bay Colony Way, Block(s) Bay Colony, Lot(s) 19, For – Michael & Rebecca Barlament, Contractor – Bryce Ward, 1st Choice Builders. **Motion to approve: Jim Bachrach, second by Constance Peck. Motion carried.**

8. Review, Discussion and Decision for 2 Accessory Structures, Boat House & Garage **(Historic District)(R-1)** @ 126 17th Street, For – Doug Schemske, Block(s) 116, Lot(s) 5 and 40x100 of lot 4, Contractor – Bryce Ward, 1st Choice Builders. . **Motion to approve: Jim Bachrach, second by Constance Peck. Motion carried.**

9. Review, Discussion and Decision for 8x10 Storage Shed **(Historic District)(O/R)** @ 108 11th Street, Block(s) 78, Lot(s) 2, For – Russell Cumbie, Contractor – Owner. **Motion to Table (No Show): Jim Bachrach, second by Constance Peck. Motion carried.**

10. Review, Discussion and Decision for Utility Pole w/ Antenna @ SE Ave F North of E 12th Street (Physical Address Unknown), For – Verizon Wireless, Block(s) 77, Lot(s) 6 and 7, Contractor – Tilson Technology Management. **Motion to approve: Jim Bachrach, second by Joe Taylor. Motion carried.**

11. Review, Discussion and Decision for New single family residence with Front porch and screened in back porch **(R-1)** @ 225 Avenue D, For – Andrew and Joanna Young, Block(s) 4 Neels Addition, Lot(s) W ½ of 13 & 14, Contractor – Ulrich Construction. **Motion to Approve: Jim Bachrach, second by Constance Peck. Motion carried.**

12. Review, Discussion and Decision for Accessory Structure Demolition and New Construction Addition **(Historic District)(R-1)** @ 139 Bay Avenue, Block(s) 46, Lot(s) 1 through 5, For – Thorpe McKenzie, Contractor – Byrd’s Construction. **Motion to Approve: Jim Bachrach, second by Constance Peck. Motion carried.**

Motion to Adjourn: Jim Bachrach, second by Constance Peck. Motion carried.

Tom Daly, Chairperson



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 108 11th St. Interior Lot Zoning: O/R Historic District: Yes

Block: 78

Lots: 2

Project Description:

8' x 20' Storage Shed (160 sq. ft. total)

Flood Zone: X

Lot Size: 60' x 100'

Impervious Surface Proposed: 27% Allowed: 40% Complies with LDC

Height Proposed: 12' Allowed: 35' Complies with LDC

Accessory Structure

Setbacks Required: Front: Not allowed in the front Rear: 5' Right : 7.5' Left: 7.5'

Setbacks proposed: Front: Back Yard 70' Rear: 10' Right : 8' Left: 44'

Setbacks Proposed: Complies with LDC

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: <u>8-6-19</u>	Official Use Only	Permit # _____	Permit Fee _____
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OWNER'S NAME: Russell Cumbie

ADDRESS: 108 11th Street

CITY, STATE & ZIP CODE: Apalach, FL 32320 PHONE # 850-510-3719

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): N/A

ADDRESS: N/A

CITY, STATE & ZIP CODE: N/A PHONE # N/A

CONTRACTOR'S NAME: N/A

ADDRESS: N/A

CITY, STATE & ZIP CODE: N/A PHONE # N/A

STATE LICENSE NUMBER: N/A COMPETENCY CARD # N/A

ADDRESS OF PROJECT: 108 11th Street Apalachicola, FL

PROPOSED USE OF SITE: Storage shed

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: Lot 2 Block 78

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 25' + Rear 10' L. Side 8'
 R. Side _____
 Cost of Construction \$ 1500⁰⁰ Square Footage 160'
 EPI _____ Flood Zone X Lowest Floor Elevation 1'
 Area Heated/Cooled 0 # Of Stories _____ # Of Units _____
 Type of Roof metal Type of Walls wood Type of Floor wood
 Extreme Dimensions of: Length 20' Height 12' Width 8'

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

R. C. C. C.
Signature of Owner or Agent

R. C. C. C.
Signature of Contractor

Date: 8-6-19

Date: 8-6-19

Notary as to Owner or Agent

Notary as to Contractor

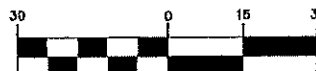
My Commission expires: _____

My Commission expires: _____

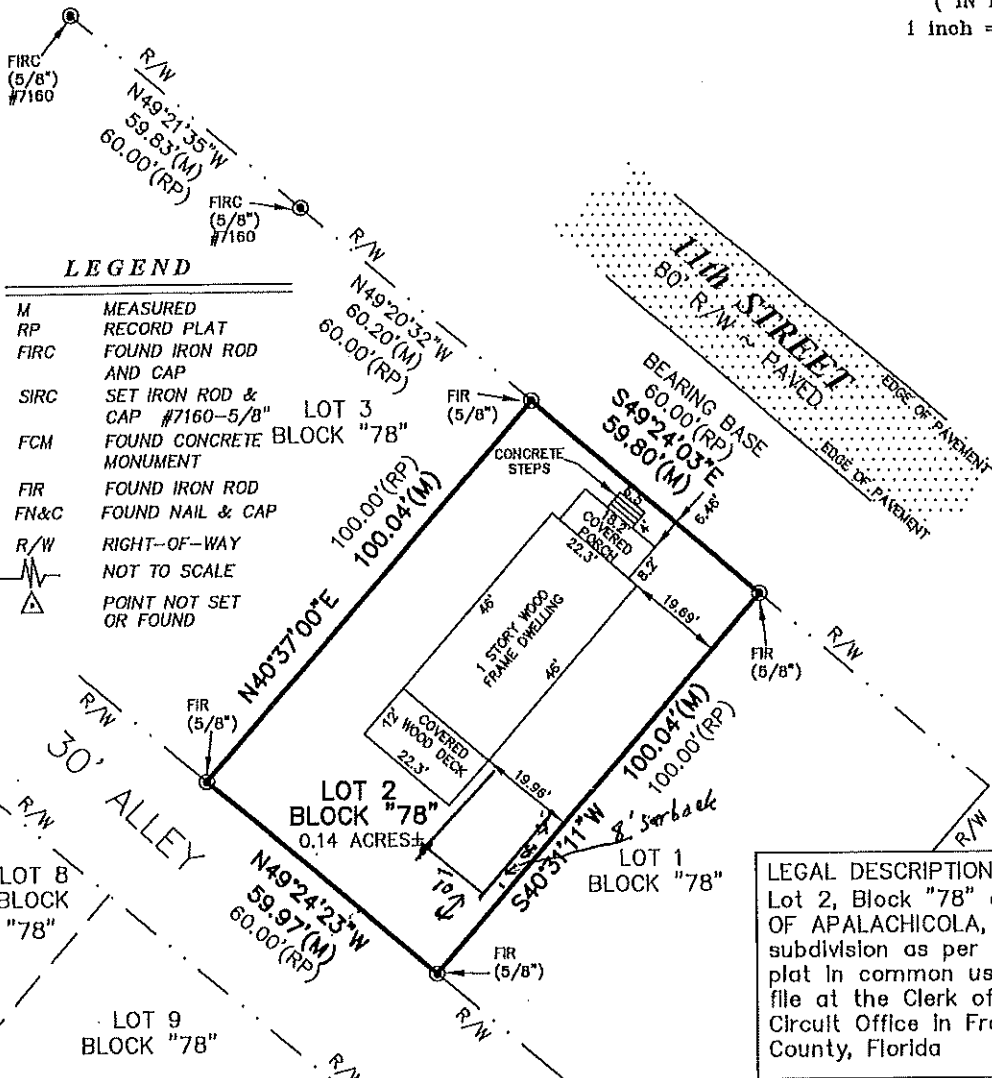
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 RUSSELL CUMBIE and MELISSA CUMBIE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



LEGEND

- M MEASURED
- RP RECORD PLAT
- FIRC FOUND IRON ROD AND CAP
- SIRC SET IRON ROD & CAP #7160-5/8"
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- FN&C FOUND NAIL & CAP
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND

LEGAL DESCRIPTION:
 Lot 2, Block "78" of CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of 11th Street having an assumed bearing of South 49 degrees 24 minutes 03 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel Number: 120088 0526F, Index Date: February 05, 2014, Franklin County, Florida.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



Thurman Roddenberry & Associates, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-943-3334 FAX NUMBER: 850-943-1101
 LBB 7160

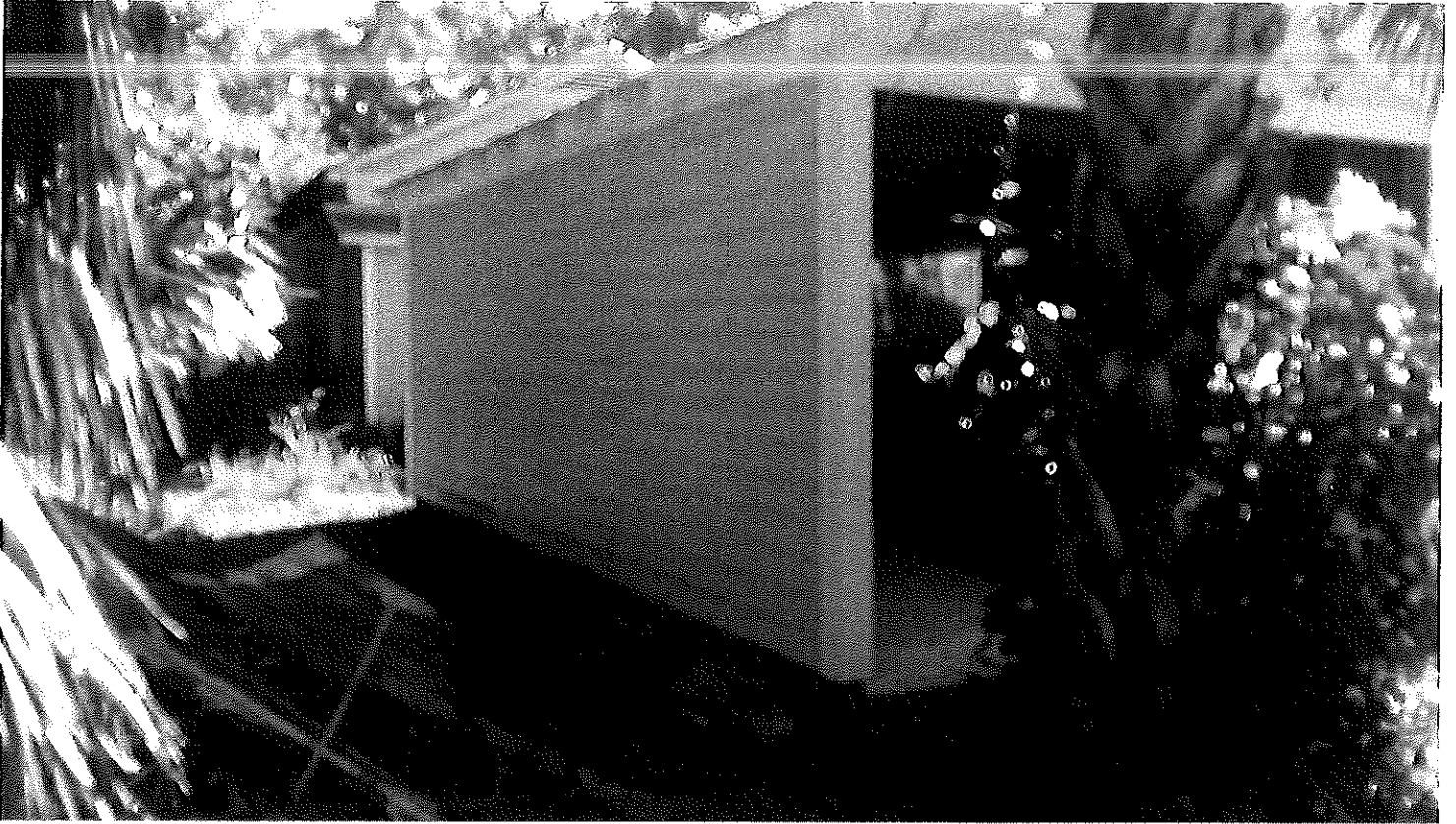
James T. Roddenberry
 JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No: 4261

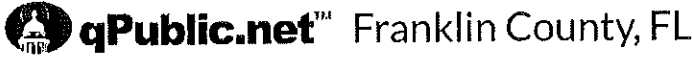
DATE: 07/03/19	DRAWN BY: BB	N.B. PER PLAT	COUNTY: Frankln
FILE: 19427.DWG	DATE OF LAST FIELD WORK: 07/02/19	JOB NUMBER: 19-427	



Russell Cumbie

(850) 510-3719





Parcel Summary

Parcel ID 01-09S-08W-8330-0078-0020
 Location Address 108 11TH ST
 32320
 Brief Tax Description* BL 78 LOT 2 ORB 200 PAGE 355 654/615 1169/127
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Bloodworth C Barbara &
 Cumbie E Russell & Christopher
 With Right Of Survivorship
 417 River Rd
 Carrabelle, FL 32328

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	60.00	FF	0	0

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 1,156
 Heated Area 1,012
 Exterior Walls MINIMUM
 Roof Cover COMP SHNGL
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 0
 Stories 1
 Effective Year Built 1935

Extra Features

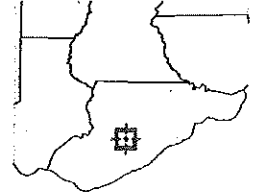
Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0060	CARPORT F	1	0 x 0 x 0	240	UT	0
0080	DECK	1	0 x 0 x 0	264	UT	0

Sales




Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/19/2016	\$100	QC	1169	127	Unqualified (U)	Improved	BLOODWORTH,CUMBIE	BLOODWORTH/CUMBIE
N	12/22/2000	\$50,000	WD	654	615	Qualified (Q)	Improved	CUMBIE	BLOODWORTH & CUMBIE



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0078-0020	Alternate ID	08W09S01833000780020	Owner Address	BLOODWORTH C BARBARA & CUMBIE E RUSSELL & CHRISTOPHER WITH RIGHT OF SURVIVORSHIP 417 RIVER RD CARRABELLE, FL 32328
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		
Property Address	108 11TH ST	Acreeage	n/a		
District	3				
Brief Tax Description	BL 78 LOT 2				
	(Note: Not to be used on legal documents)				

Date created: 9/5/2019
 Last Data Uploaded: 9/5/2019 7:15:12 AM

Developed by  **Schneider**
 GEOSPATIAL



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 85 Bay Ave. Corner Lot

Zoning: R-1

Historic District: Yes

Block: 26

Lots: 9 & 10

Project Description:

Radio Broadcast Antenna Span: 22' Height 11'

Flood Zone: AE

Lot Size: 90' x 100'

Height Proposed: 28' Allowed: 35' Complies with LDC

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: <u>8.1.19</u>	Official Use Only	Permit # _____
Permit Fee _____		

OWNER'S NAME: James ELIAS

ADDRESS: 85 Bay Ave

CITY, STATE & ZIP CODE: Apalachicola FL PHONE # 307-640-2929

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Self

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: _____

PROPOSED USE OF SITE: _____

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: 1/2 of lot 9 all of lot 10 Block 26 of the City

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____



Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other **ANTENNA/TOWER 28'**
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side _____

Cost of Construction \$ _____ Square Footage _____

EPI _____ Flood Zone _____ Lowest Floor Elevation _____

Area Heated/Cooled _____ # Of Stories _____ # Of Units _____

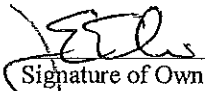
Type of Roof _____ Type of Walls _____ Type of Floor _____

Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.


Signature of Owner or Agent _____
Date: 8/20/2019 _____

Notary as to Owner or Agent
My Commission expires: _____

Signature of Contractor
Date: _____

Notary as to Contractor
My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

AJOIM

Memo

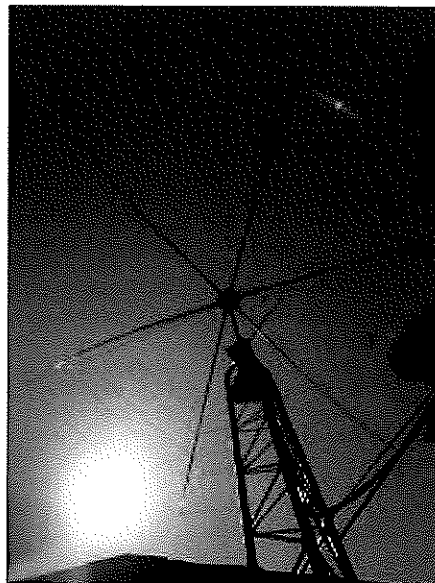
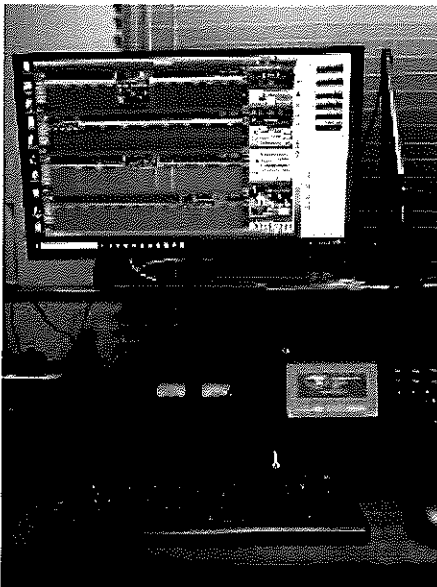
To: City of Apalachicola Planning and Zoning Committee

From: James E. Elias (AJOIM)

At last month's meeting approval of my radio antenna was tabled for 30 days to allow the members of the City of Apalachicola Planning and Zoning Committee to gather more information. In an effort to assist them in gaining greater understanding to the purposes and benefits of ham radios, I provide the following information.

I am a member of the American Radio Relay League (ARRL), which is the national organization that represents the amateur radio community. Amateur Radio (ham radio) is a popular hobby and service that brings people, electronics and communication together. People use ham radio to talk across town, around the world, or even into space, all without the Internet or cell phones. It's fun, social, educational, and can be a lifeline during times of need.

Below are images of my station set up: Radio, power supply and antenna.



Excerpt from the ARRL web site: Although Amateur Radio operators get involved for many reasons, they all have in common a basic knowledge of radio technology and operating principles, and pass an examination for the FCC license to operate on radio frequencies known as the "Amateur Bands." These bands are radio frequencies allocated by the Federal Communications Commission (FCC) for use by ham radio operators. Look at the dial on an old AM radio and you'll see frequencies marked from 535 to 1605 kilohertz. This is one radio "band." There are other bands of radio spectrum for amateur, government, military and commercial radio uses. If you could hear the many different bands, you would find aircraft, ship, fire and police communication, as well as "shortwave" stations, which are worldwide commercial and government broadcast stations from the U.S. and abroad. Amateurs are allocated 26 bands (i.e., specific groups of frequencies) spaced from 1.8 Megahertz, which is just above the broadcast radio frequencies, all the way up to 275 Gigahertz! Depending on which band we use, we can talk across town, around the world or out to satellites in space. Hams can even bounce signals off the moon!

Ham radio operators provide safe and reliable communication for themselves and their families, there are many ways that ham radio operators get involved in their community. In addition to hobbyist clubs and organizations, citizens with ham radio licenses often volunteer to help communities in times of disasters.

The ARRL web site indicates the partnerships between various community service and emergency agencies and the ARRL and its members.

Memoranda of Understanding- One of the principal justifications for continued access to the Amateur Radio spectrum is public service. A major part of Amateur Radio's public service and emergency communications activities are conducted within the context of the ARRL's formal agreements with the emergency management, government organizations, NGOs, non-profits and public service agencies.



- American Red Cross+
- Association of Public-Safety Communications Officials-International (APCO-International)+
- Boy Scouts of America+
- Citizen Corps (Department of Homeland Security)+
- Civil Air Patrol (CAP)+
- Federal Emergency Management Agency (FEMA)+
- National Volunteer Organizations Active in Disaster (NVOAD)+
- REACT International Inc.+
- Salvation Army & SATERN+
- SKYWARN (National Weather Service)+
- Society of Broadcast Engineers (SBE)+
- United States Power Squadrons

More information about the ARRL can be found here: www.arrl.org

Ham Radio Operators Save the Day (excerpt from Ham Radio Prep Jan 2019)

In September of last year, Hurricane Maria ravaged the Caribbean leaving a path of destruction in its wake. Several small islands were devastated first, and within hours the US territory of Puerto Rico was seeing the first signs of crisis. Storm surge and flash flooding wreaked havoc from the ground while winds of up to 155 miles per hour destroyed from the sky. 3.4 million residents were left without electricity, and 95% of cell networks went down. Residents were left stranded without food and clean water. And with the communication grid down, suffering residents were helpless to call for much-needed supplies. A few ham radio operators already on the island realized a harrowing truth – their messages were the only ones leaving the island!

That's when the Red Cross picked up the phone and asked for ham radio operators to step in, speaking with ARRL. Within 48 hours, 350 ham radio

operators had answered the call, and 50 were soon sent on their way to the island. In the weeks following, ham radio operators set up stations across Puerto Rico, and dedicated volunteers from all across the US helped relay their messages. They worked hand-in-hand with FEMA and other organizations on the ground to locate food, water, medicine, and fuel to areas that were badly in need. These volunteers truly saved countless lives by volunteering their time and knowledge of amateur radio to help in one of the worst communication disasters ever in the Caribbean.

In addition, I included several excerpts from the Code of Federal Regulations (CFR), 47 CFR Part 97, the federal regulations that govern all radio amateurs. These excerpts are primarily about emergency services. Other sections of the rule include how licenses are granted, operator responsibilities etc.

From 47 CFR Part 97:

§97.101 General standards.

(a) In all respects not specifically covered by FCC Rules each amateur station must be operated in accordance with good engineering and good amateur practice.

(c) At all times and on all frequencies, each control operator must give priority to stations providing emergency communications, except to stations transmitting communications for training drills and tests in RACES.

(d) No amateur operator shall willfully or maliciously interfere with or cause interference to any radio communication or signal.

§97.407 Radio amateur civil emergency service.

(d) All communications transmitted in RACES must be specifically authorized by the civil defense organization for the area served. Only civil defense communications of the following types may be transmitted:

(1) Messages concerning impending or actual conditions jeopardizing the public safety, or affecting the national defense or security during periods of local, regional, or national civil emergencies;

(2) Messages directly concerning the immediate safety of life of individuals, the immediate protection of property, maintenance of law and order, alleviation of human suffering and need, and the combating of armed attack or sabotage;

(3) Messages directly concerning the accumulation and dissemination of public information or instructions to the civilian population essential to the activities of the civil defense organization or other authorized governmental or relief agencies;

Additional information about Amateur Radio regulations can be found here:
www.fcc.gov

Finally, I want the committee to know that I spoke with many of my neighbors (all 4 neighbors that are immediately adjacent to my property) and none of them have an objection to the placement of the antenna system. One neighbor was curious about the look of the antenna – I assembled it and there were no negative comments.

I trust this information is helpful and I am happy to answer any other questions.

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner James E. Elias
Address 85 Bay Avenue
City Apalachicola State FL Zip 32320
Phone (307) 640-2929

CONTRACTOR INFORMATION

Contractors Name: N/A
State License # _____ City License # _____
Email Address _____
Phone ()

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: Amateur Radio Antenna

PROPERTY INFORMATION:

Street Address: 85 Bay Avenue City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: _____ Block(s) _____ Lot(s) _____

FEMA Flood Zone/Panel #: _____
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 205) Phone
(850)653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). **Amateur Radio Antenna**

Tower: Rohn 25G tower bracketed to the rear corner of house. Antenna: K4KIO Hexbeam with a windload of 5.1 square feet. Bracketed tower capable of handling a windload in excess of 7 square feet at 105 MPH.

NOTE: Applicant is an FCC licensed amateur radio operator with call sign AJ0IM. (Copy of license attached.) This is not a commercial installation. Applicant is a member of several amateur radio organizations and provides emergency communication through ARES (Amateur Radio Emergency Service) and RACES (Radio Amateur Civil Emergency Service). These services are activated during emergency events when other forms of communication are lost e.g hurricanes and other community emergencies.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			

Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

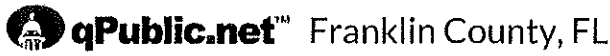
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

September 3, 2019

DATE

James E. Elias

SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-095-08W-8330-0026-0090
 Location Address 85 BAY AVE
 32320
 Brief Tax Description* BLOCK 26 SE 1/2 LOT 9 & ALL LOT 10 CITY OF APALACHICOLA OR 124/404 147/480 193/254 335/237 1241/777
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng --
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Elias James E &
 Kelley Kathleen E
 85 Bay Ave
 Apalachicola, FL 323201936

Land Information

Code	Land Use	Number of Units	Frontage	Depth
000000	VAC RES	60.00	0	0
000000	VAC RES	30.00	0	0

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 2,330
 Heated Area 1,848
 Exterior Walls AL SIDING
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type N/A
 Floor Cover HARDWOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 2
 Effective Year Built 1993

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0310	WD WALK	1	0x0x0	40	UT	0
0300	STEPS	1	0x0x0	85	UT	1993
0300	STEPS	1	0x0x0	300	UT	1993

Sales

Multi Parcel	Sale Date	Sale Price
N	05/16/2019	\$355,000
N	01/15/1991	\$44,200

Valuation

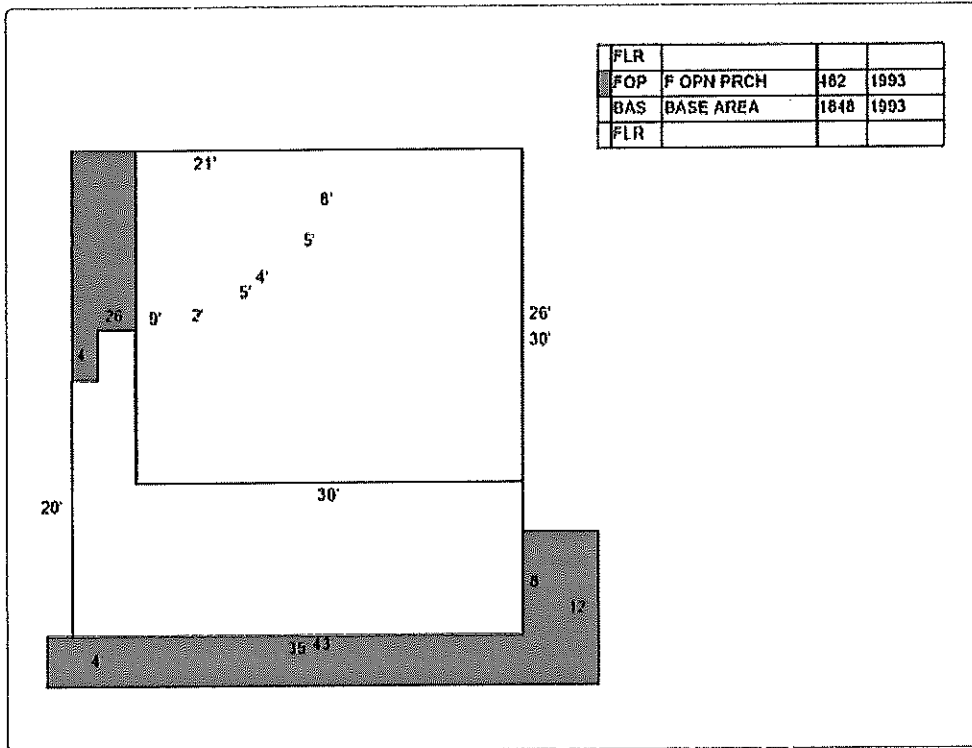
	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$164,576	\$143,752	\$142,409	\$145,071
Extra Features Value	\$2,125	\$2,125	\$2,125	\$2,125
Land Value	\$198,000	\$114,000	\$114,000	\$114,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$364,701	\$259,877	\$258,534	\$261,196
Assessed Value	\$159,613	\$156,637	\$153,415	\$150,260
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$109,613	\$106,637	\$103,415	\$100,260
Maximum Save Our Homes Portability	\$205,088	\$103,240	\$105,119	\$110,936

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

User Privacy Policy
GDPR Privacy Notice

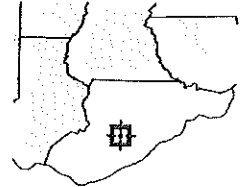
Last Data Upload: 9/5/2019 7:15:12 AM






Version 2.3.3



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0026-0090	Alternate ID	08W09S01833000260090	Owner Address	ELIAS JAMES E & KELLEY KATHLEEN E
Sec/Twp/Rng	--	Class	SINGLE FAM		85 BAY AVE
Property Address	85 BAY AVE	Acreage	n/a		APALACHICOLA, FL 32320-1936
District	3				
Brief Tax Description	BLOCK 26 SE 1/2 LOT 9 & ALL (Note: Not to be used on legal documents)				

Date created: 9/5/2019
Last Data Uploaded: 9/5/2019 7:15:12 AM

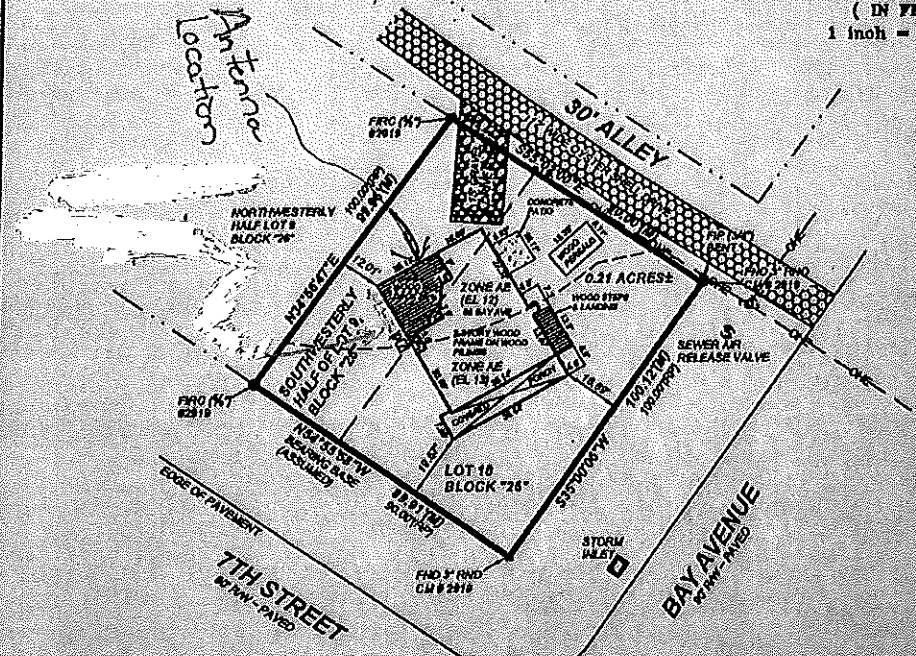
Developed by  Schneider
GEOSPATIAL

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JAMES E. ELLAS AND KATHLEEN KELLEY,
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY**

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGAL DESCRIPTION:
Southwesterly half of Lot 9 and all of Lot 10, Block "26" of THE CITY OF APALACHICOLA, according to the map or plat thereof in common use on file at the Clerk of the Circuit Court of Franklin County, Florida.

LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND (5/8") IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7180
FCM	FOUND CONCRETE MONUMENT
RW	RIGHT-OF-WAY
—	NOT TO SCALE
△	POINT NOT SET OR FOUND

NOTES:

1. **SURVEY SOURCE:** Record plat and a field survey performed by the undersigned surveyor.
2. **BEARING REFERENCE:** Northeastery right-of-way boundary of 7th Street having an assumed bearing of North 54 degrees 55 minutes 58 seconds West
3. **NO IMPROVEMENTS** have been located in this survey other than shown hereon.
4. There are **NO VISIBLE ENCROACHMENTS** other than those shown hereon.
5. This survey is dependent upon **EXISTING MONUMENTATION**.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

*The limits of said flood zones are shown hereon. They are shown in approximate locations only as transposed from said F.I.R.M. and were not field located by field survey methods.

FLOOD ZONE INFORMATION:

Subject property is located in Zone AE (12 & 13) as per Flood Insurance Rate Map Community Panel No: 120089-0526F- Index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Registered Surveyors and Mappers (F.A.C. 11A17.05(1)(a)).

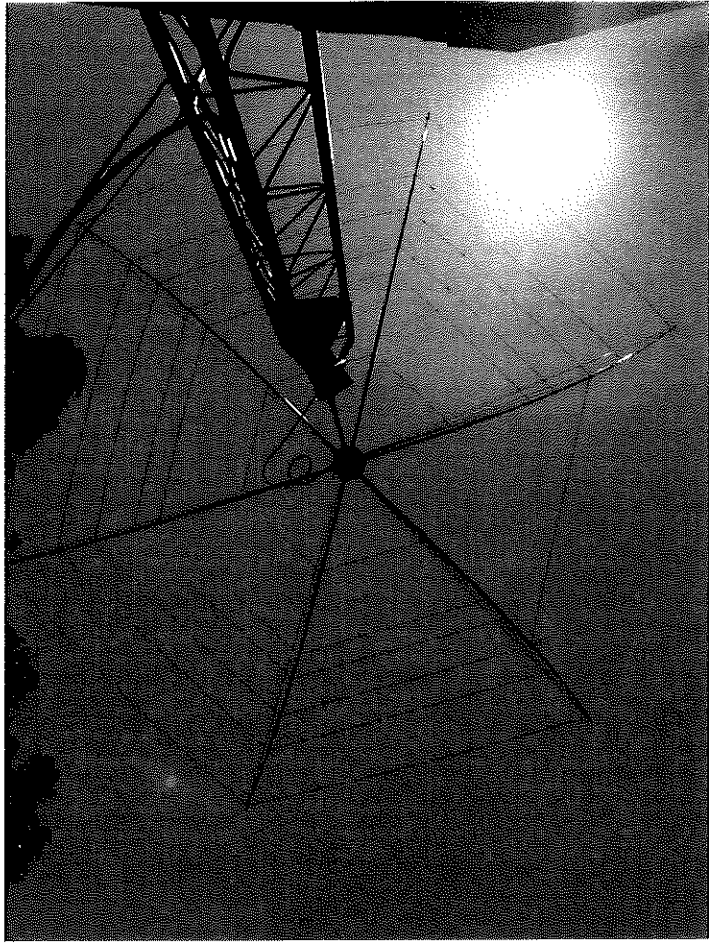
The undersigned surveyor has and been provided a current title opinion or abstract of title reflecting all rights and interests in the subject property. It is possible there are unrecorded encroachments, easements, or other facts which would affect the boundaries.

James T. Roddenberry

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4241



TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC.		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 106 • 121 SHELTON STREET • WACHPART, FLORIDA 32118 PHONE NUMBERS: 386-426-2226 FAX NUMBERS: 386-268-1104 LS 1176		
DATE: 05/15/19	DRAWN BY: MD	LS: 615 PG: 34	COUNTY: FRANKLIN
FILE: 18318190	DATE OF LAST FIELD WORK: 05/14/19	JOB NUMBER: 18-318	



REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Cut Along This Line

UNITED STATES OF AMERICA FEDERAL COMMUNICATIONS COMMISSION AMATEUR RADIO LICENSE AJOIM			
ATTN: JAMES E ELIAS ELIAS, JAMES E 85 BAY AVENUE PO BOX 772 APALACHICOLA, FL 32320			
FCC Registration Number (FRN): 0003109147			
Special Conditions / Endorsements			
NONE			
Grant Date	Effective Date	Print Date	Expiration Date
07-30-2013	06-11-2019	06-11-2019	07-30-2023
File Number	Operator Privileges		Station Privileges
0008684226	Amateur Extra		PRIMARY
THIS LICENSE IS NOT TRANSFERABLE			
_____ (Licensee's Signature)			
FCC 660 - May 2007			

Licensee: This is your radio authorization in sizes suitable for your wallet and for framing. Carefully cut the documents along the lines as indicated and sign immediately upon receipt. They are not valid until signed.

The Commission suggests that the wallet size version be laminated (or another similar document protection process) after signing. The Commission has found under certain circumstances, laser print is subject to displacement.

Cut Along This Line

Cut Along This Line

Cut Along This Line

Cut Along This Line

Call Sign / Number	Grant Date	Expiration Date	File Number	Print Date	Effective Date
AJOIM	07-30-2013	07-30-2023	0008684226	06-11-2019	06-11-2019
Operator Privileges	Station Privileges		THIS LICENSE IS NOT TRANSFERABLE		
Amateur Extra	PRIMARY		Special Conditions / Endorsements:		
			NONE		
ATTN: JAMES E ELIAS ELIAS, JAMES E 85 BAY AVENUE PO BOX 772 APALACHICOLA, FL 32320					
AMATEUR RADIO LICENSE					
FCC Registration Number (FRN): 0003109147					
			_____ (Licensee's Signature)		
FCC 660 - May 2007			FEDERAL COMMUNICATIONS COMMISSION		

Cut Along This Line

Cut Along This Line

Fold Here

Cut Along This Line

RECEIVED
FEB 21 1964
COMMUNICATIONS
SECTION

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 196 9th St. Corner Lot

Zoning: C-2

Historic District: Yes

Block: 160

Lot: 4&5

Project Description: New Residential Construction, Detached Garage, Picket & Privacy Fence, Tree Removal

Flood Zone: X

Lot Size: 100' x 120'

Impervious Surface Proposed: 27% Allowed: 40% - *Complies with LDC*

Height Proposed: 24' Allowed: 35' - *Complies with LDC*

Main Structure (House)

Setbacks Required: Front (9th St.): 15' Rear: 25' Front (Ave K) : 15' Right: 7.5'

Setbacks Proposed: Front (9th St.): 15' Rear: 25' Front (Ave K) : 16' Right: 16'

Complies with LDC

Accessory Structure (Garage with Breezeway)

Setbacks Required: Front (9th St.): 15' Rear: 5' Front (Ave K) : 15' Right: 7.5'

Setbacks Proposed: Front (9th St.): 77' Rear: 5' Front (Ave K) : 60' Right: 30'

Complies with LDC

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Ralph + Brenda Bassett
 Address 1260 Lee Creek Rd
 City Culloden State WV Zip 25510
 Phone (140) 804 208 5921

State License # C6C 1519032
 City License # _____ County License # _____
 Email Address Constructgroupsc@yahoo.com
 Phone 876 694 1555

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 1916 9th St. City & State Apalachicola FL Zip 32920

Historic District Non-Historic District Zoning District _____

Parcel #: 01-095-08W-8330-0160-0050 Block(s) 160 Lot(s) 445
01-095-08W-8330-0160-0050

FEMA Flood Zone/Panel #: _____
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
 Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPC.

Cortni Bankston
 Permitting and Development Coordinator
 (850) 653-1522 (ext 205) Phone
 (850) 653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

New home

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	HARDI	Cementitious Siding	
Doors	Therma Tru	Fiberglass	
Windows	Silverline	Vinyl	
Roofing		Stansky Seam Metal	
Trim	Hesi		
Foundation	Pete	Block Skin Wall. Concrete Slab	
Shutters	—		
Porch/Deck			
Fencing	WOOD		
Driveways/Sidewalks		gravel / asphalt	
Other			

CERTIFICATION

By Signing below, I certify that the information provided in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

9.13.19

DATE


SIGNATURE OF APPLICANT

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Ralph & Brenda Bassett

ADDRESS: 1260 Lee Creek Rd

CITY, STATE & ZIP CODE: Calloden WV 26510 PHONE # 804-208-5921

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Construct Group SE Inc

ADDRESS: PO Box 16215

CITY, STATE & ZIP CODE: Tall. Fu. 72517 PHONE # 850 694 1555

STATE LICENSE NUMBER: CC 1513032 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 196 9th Street

PROPOSED USE OF SITE: Residence

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? NO YES
01-09S-08W-8330-0160-0050

PROPERTY PARCEL ID # 01-09S-08W-8330-0160-0040

LEGAL DESCRIPTION OF PROPERTY: B1160 Lot 4 & Lot 5

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

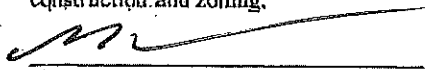
Single Family ___ Townhouse ___ Commercial ___ Industrial
 ___ Duplex ___ Swimming Pool ___ Storage ___ Sign
 ___ Multi-Family ___ Demolition ___ Other
 ___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 15' Rear 5' for Garage L. Side _____
 R. Side 16' 25' House
 Est. Cost of Construction \$ 312,640 Square Footage HC 1954 Under roof 3174
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof Metal Type of Walls Wood Type of Floor Concrete
 Extreme Dimensions of: Length 71' 10" Height 24' Width 79' 8"

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPC/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.



 Signature of Owner or Agent

Date: 9.13.19

Notary as to Owner or Agent

My Commission expires: _____



 Signature of Contractor

Date: 9.13.19

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL

**CITY OF APALACHICOLA
TREE APPLICATION
REMOVAL OR ALTERATION OF PROTECTED TREE**

Applicants Name: Construct Group SE Inc (Please print)
 Property Owners Name: Paipth & Brenda Bassett Phone: 804 208 5921
 Property Address: 196 9th Street City, State, Zip: Apalachicola FL, 32320
 General Contractor/Tree Contractor: Construct Group SE Phone: 850 694 1555
 Applicants Signature/Date: [Signature] / 1-9-19

1. Protected trees - Enter the number of trees to be removed or altered (significant cutting of limbs and branches)

	4" to 16"	Greater than 16" to less than 35"	35" and larger (Patriarch Tree)
Bald & Pond Cypress			
Eastern & Southern Red Cedar			
Live Oak			
Longleaf Pine			
Pecan			
Sabal Palm			
Slash Pine			
Southern Magnolia			
Sycamore			
Water Oak			
Total			

Size is measured at breast height (4.5 feet above ground surface)

2. Reason(s) for removal or alteration (Mark all that apply with "X")

Owner's Private Property	
Removal: New Construction	Alteration: New Construction
<input checked="" type="checkbox"/> Tree located within or too close to footprint of proposed new building or addition	Limbs and branches encroaching where structure is to be built
Removal: No New Construction	Alteration: No New Construction
Tree roots damaging building foundation or underground utilities	Limbs and branches rubbing on side or roof of building
Imminent hazard to property or human safety	Imminent hazard to property or human safety
Diseased or pest-infested tree	Diseased or pest-infested tree
Storm damaged tree (other than City declared emergency; e.g., lightning)	Storm-damaged tree (other than during City declared emergency; e.g., lightning)
Tree in decline (loss of vigor, poor growth, dieback of twigs & branches)	
(City Property (City street right of ways adjacent to private property))	
Removal: Requested by Private Property Owner	Alteration: Requested by Private Property Owner (Significant cutting of limbs & branches)
<input checked="" type="checkbox"/> Tree located where access to private property is proposed (driveway, etc.)	Imminent hazard to property or human safety
Imminent hazard to property or human safety	
Diseased or pest-infested tree	
Storm damaged tree (other than City declared emergency; e.g., lightning)	
Requested by City Department	
Interference with City utilities (e.g., water, sewer, stormwater, imminent hazard)	Growth encroaching on street or alley

3. Please attach a map with the following drawn to scale:

- a. Locations of the following:
 - 1. Lot boundaries
 - 2. Footprints of existing and proposed structures (principle structure, all accessory structures (garage, shed(s), etc.), driveways, parking areas, & walkways)
 - 3. Types & Sizes of protected trees (measured at breast height in inches)
 - 4. Protected trees that are proposed to be removed or altered

OFFICE USE ONLY

Permit Processing Fee (\$50.00 or \$100.00)	
Reforestation Fund	
Number of Trees 4" to 16" x \$25.00/Tree (Non Patriarch Trees)	
Number of Trees greater than 16" to less than 35" x \$35.00/Tree (Non Patriarch Trees)	
Non Patriarch Tree Total (\$250.00 Max)	
Number of Trees 35" and larger x \$1,000.00	
Reforestation Fund Total	

Planning and Zoning Board (When Development plan is submitted):

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

_____ Conditionally Approved (Reason for Conditional Approval or Denial): _____

Chairperson, Planning and Zoning Board

Date

Code Enforcement Officer, City Manager, or Designee decision (When no development plan is submitted)

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

_____ Conditionally Approved (Reason for Conditional Approval or Denial): _____

Code Enforcement Officer or Designee

Date

City Manager or Designee

Date

City of Apalachicola
General Permit Checklist (Section VII. Site Plan Review Regulations)

General Permit Application Requirements are applicable for all development not subject to site plan requirements. Where required by Section IV I of this ordinance a more detailed site plan shall be required, as per Section IV.

Permit Application /Review – Each application for a development permit and, where required, with the appropriate fee shall be filed with the permit official on a form furnished for such purpose which shall contain, at a minimum, the following information:

1. A location map and conceptual site plan of appropriate scale indicating the lot of property lines and physical description of the parcel with respect to:
2. General topography including highest elevation above mean or ordinary high water and slope contours.
3. The proposed development's distance from mean or ordinary high water and vegetated wetlands under the jurisdiction of the state.
4. The number and size(s) of structures existing on the parcel.
5. The proposed development's proximity to lot lines, setbacks, right of way, or easements and, where applicable, with respect to septic tank location and potable water supplies
6. Sewer/Water Availability
7. Flood Information including FIRM Zone. Note: any proposed development located within the Coastal Building Zone (V and related A Zones) must also provide floodplain management information as identified on supplemental floodplain management checklist.

For all new construction including any enlargement or alteration of an existing structure that changes its area of enclosed heated floor space, the applicant shall be required to submit, in duplicate, drawings and plans showing:

- The basic floor plan
- Foundation details
- Elevation of flood level above the grade
- Structural details
- All electrical, plumbing, heating and air conditioning equipment and service outlets.

REQUEST FOR NEW CONSTRUCTION must also include the following information:

- Site Plan: Certified Survey, including an elevation certification, with the proposed structure depicted. Indicate front, rear, and each side of property in relation to property boundaries and depict setbacks in relation to required setbacks. Any accessory structures must also be depicted, as well as driveways, and any other permanent structures, along with the identification of the materials used in construction of existing and/or proposed driveways. NOTE: For Commercial New Construction parking, stormwater and landscaping must be depicted.
- Elevation drawings of structure to be constructed showing all sides, along with preliminary floor plans.
- A detailed list of exterior materials to be used, to include: siding, roof materials, windows, doors, shutters, and exposed foundations if not on slab.

REQUEST FOR EXTERIOR RENNOVATIONS OR ADDTIONS TO EXISTING STRUCTURES must also include the following information:

- Site Plan: Document of drawing showing existing structure located on property, with existing setbacks from property boundaries, all sides. Also, indicate front, rear, and sides of property in relation to property boundaries. Accessory structures must also be depicted, as well as driveways, and any other permanent structures, along with the identification of all materials used in construction of existing and proposed driveways. A certified Survey may be requested if any questions arise.
- Color photos of existing structure, showing all exterior sides.
- A detailed list of exterior materials to be used renovation. If different from existing, explain why appropriate.
- Renditions of proposed renovations, showing location and type of any exterior changes.

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: _____ PERMIT #: _____

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: _____

STREET ADDRESS: _____

LEGAL DISCRPTION: _____

PARCEL I.D #: _____

DESCRIBE DEVELOPMENT: _____

RESIDENTIAL: _____ COMMERCIAL: _____ NEW STRUCTURE: _____ SUBSTANTIAL IMPROVEMENT: _____

FLOOD ZONE INFORMATION:

PANEL NO.: _____ FIRM ZONE: _____ BFE: _____ GRADE ELEVATION: _____

ELEVATION OF THE LOWEST HORIZONTAL SUPPORTING MEMBER OF STRUCTURE: _____
AND/OR TOP OF HE BOTTOM FLOOR _____ (PER PLANS)

SQUARE FEET OF ENCLOSURE BELOW BFE: _____ (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

I/We, _____, have been made aware by the City of Apalachicola Building Department that my/our property is currently located in a 100 year flood zone based on FEMA Maps dated June 17, 2002. I/We have also been made aware that due to the proposed changes to the FIRM Maps, which took effect in 2014; my/our property may be adversely affected by these changes and could result in higher Base Flood Elevation Requirements and/or higher insurance premiums.

STREET ADDRESS: _____ PARCEL I.D #: _____

EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

The attached information sheet on this parcel indicates both the effective and preliminary flood zones for this parcel.

Signature of owner or developer

Date

Material used for enclosure below BFE: solid wall/breakaway wall _____, flow through vents
_____ (sq ft of vent opening), screen wire, lattice or louvers: _____.

Type of foundation: Footer, Block Stem Wall, Concrete Floor
Pile Support
Concrete block stem wall
Other

Application meets all requirements designated in the flood plain management ordinance
_____ Date.

Inspections:

Foundation meets the requirement for the flood zone designation: _____

Under construction elevation certificate has been submitted and meets elevation standards for flood zone

Enclosures below the BFE are designed as required by the flood plain management ordinance:

Final elevation certificate has been submitted and all aspects of the structure meet designated flood zone
requirements: _____

All Mechanical and A/C equipment meet the required elevation for the designated BFE:

Final inspection on structure meets all requirements designated in the flood plain management ordinance:
_____ Date.

Flood Plain Administrator

Date

ORDINANCE 2015 - 03
CITY OF APALACHICOLA, FLORIDA
(POSTING 911 EMERGENCY ADDRESS)

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF APALACHICOLA, FLORIDA ADOPTING A UNIFORM SYSTEM THAT REQUIRES THE POSTING OF THE ASSIGNED 911 EMERGENCY ADDRESS FOR BUILDINGS WITH ACCESS FROM OFFICIALLY NAMED ROADS AND STREETS WITHIN THE JURISDICTION OF THE CITY OF APALACHICOLA, FLORIDA; PROVIDE FOR ENFORCEMENT PROVIDING FOR THE REPEAL OF ANY ORDINANCE IN CONFLICT HEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE.

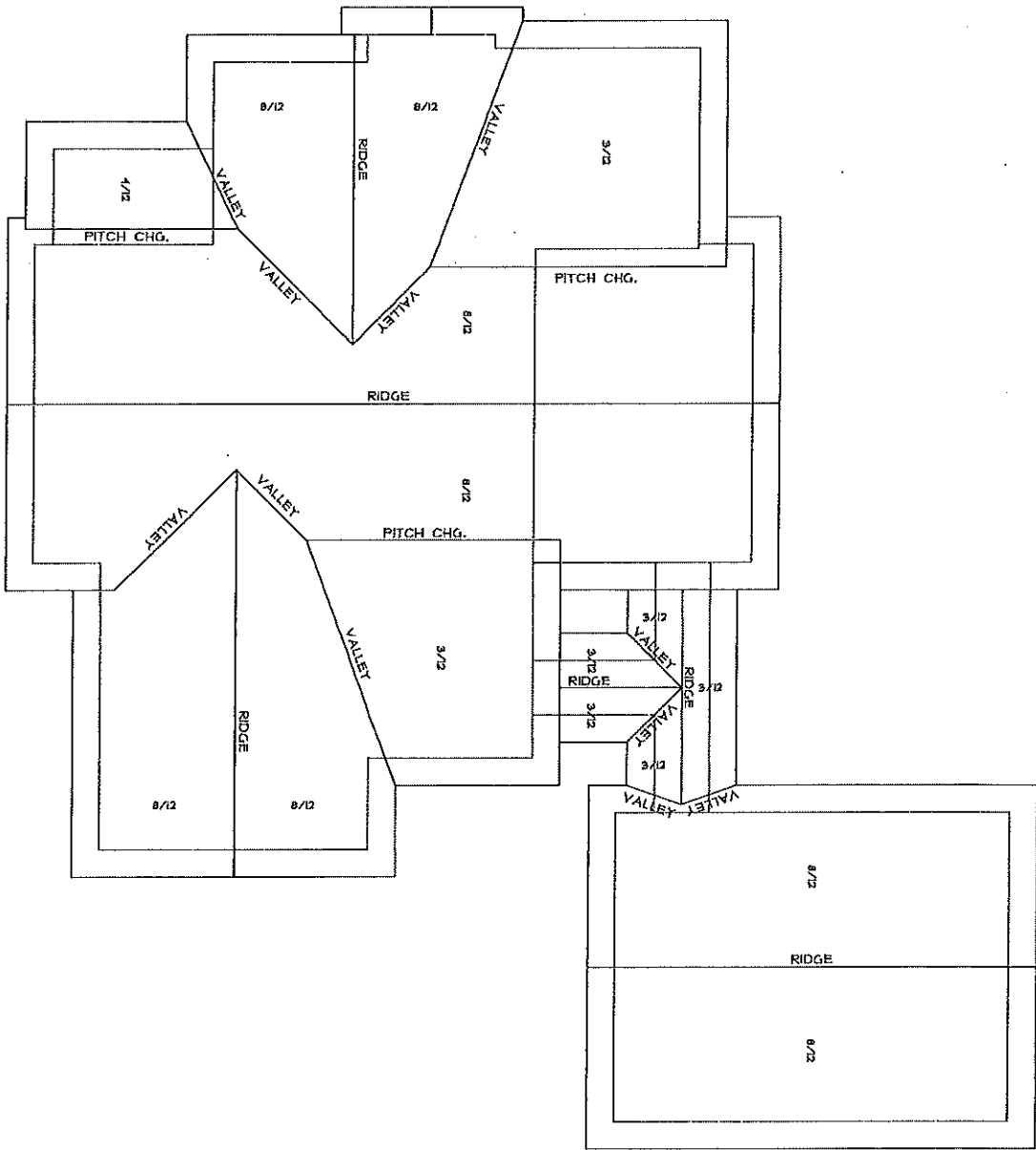
WHEREAS, The City Commission of the City of Apalachicola has determined that it would be in the best interest of the public health, safety and general welfare of its citizens and inhabitants to adopt a uniform system that requires the posting of the assigned 911 EMERGENCY ADDRESS for buildings with access from officially named roads and streets within the jurisdiction of the City of Apalachicola, Florida and

WHEREAS, all buildings with the exception of accessory or out buildings, located on a property within the City of Apalachicola shall have the assigned address number properly displayed, whether or not mail is delivered to such building or property; and

WHEREAS, it shall be the duty of the property owner to post the assigned address number for buildings on the property in the following manner:

1. The assigned address number shall be affixed to the front of the building or to a separate structure in front of the building such as a mailbox, post, wall or fence in such a manner so as to be clearly visible and legible from the public ways on which the building fronts. In the event that the building is not visible from a road or street, the address must be posted on the building and at the intersection of the building driveway and the road or street where the driveway connects.
2. Numbers shall be legible and easily seen from the road or street in which the building fronts.
3. Numbers shall be of a contrasting color with the immediate background of the building or structure on which such numerals are affixed.
4. Numbers on residential buildings shall be no less than four (4) inches in height.
5. Numbers on all commercial buildings shall be no less than six (6) inches in height and shall be placed on the business sign in front of the building and shall also be posted on the building.

WHEREAS, 911 emergency addresses currently assigned at time of passage of this Ordinance shall be posted for the building within sixty (60) days upon its adoption. Further, addresses shall be posted within 30 days of an initial assignment, a change of address or upon instance of a warning notice that a non-compliance exists.



Roof Plan

ALL TRUSSES ARE (ENERGY) TRUSSES
 2'-0" OVERHANG (TYPICAL)

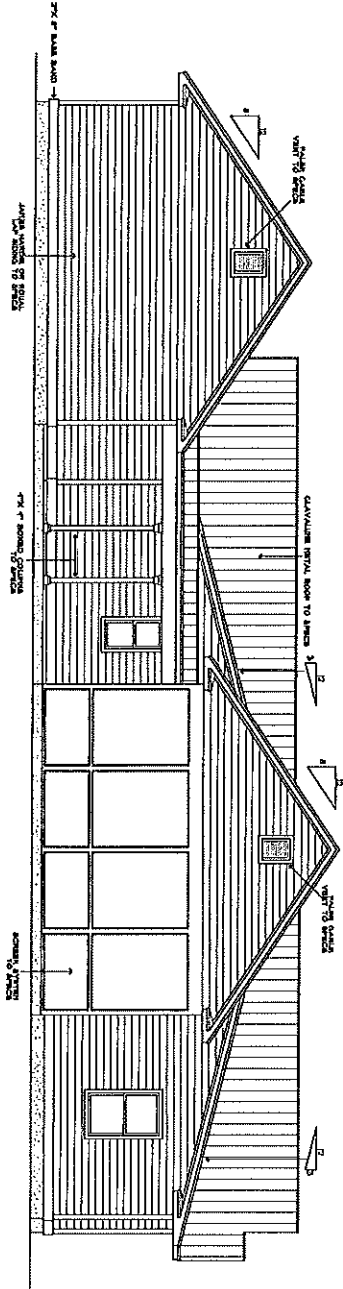
Scale: 1/4"=1'-0"

DRAWN: MINTOSH
 CHECKED: HINDS-2
 DATE: 8/1/2014
 TIME: 11/2/2014
 REV: 2014-031
 "Bassett"
 Plan 1954
 196 8th Street
 Apalachicola, FL
 33511
 5 of 7

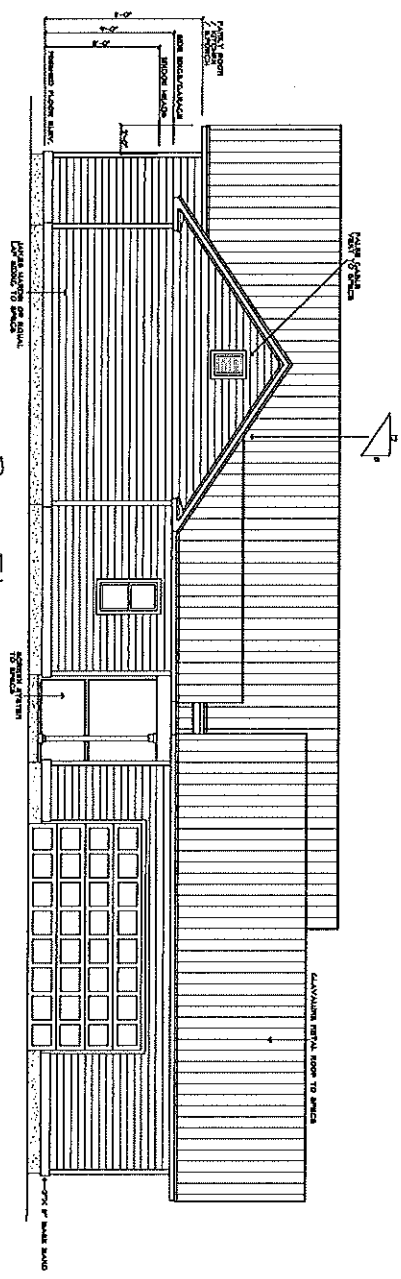
MIKE M^CINTOSH DRAFTING & DESIGN
 8579 MANOR DRIVE TALLAHASSEE, FLORIDA 32303
 E-MAIL: MMDDTALLAHASSEE@GMAIL.COM
 CELL: (850) 212-7866

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL 32303

I hereby certify that the above is a true and correct copy of the original drawing as submitted to the Florida Department of Transportation for review and approval. I am a duly licensed Professional Engineer in the State of Florida, No. 12345. My commission expires on 12/31/2015.



Left Elevation
Scale: 1/4"=1'-0"



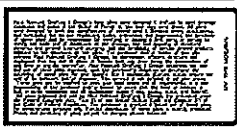
Rear Elevation
Scale: 1/4"=1'-0"

OWNER	MINTOSH
DESIGNED	MHDD-2
DATE	8/8/2018
REV	7/1/2018
DATE	2/24/2018
NO.	2018-021
"Bassett"	
Plan 1954	
196 9th Street	
Apalachicola, FL	
Sheet	2 of 7

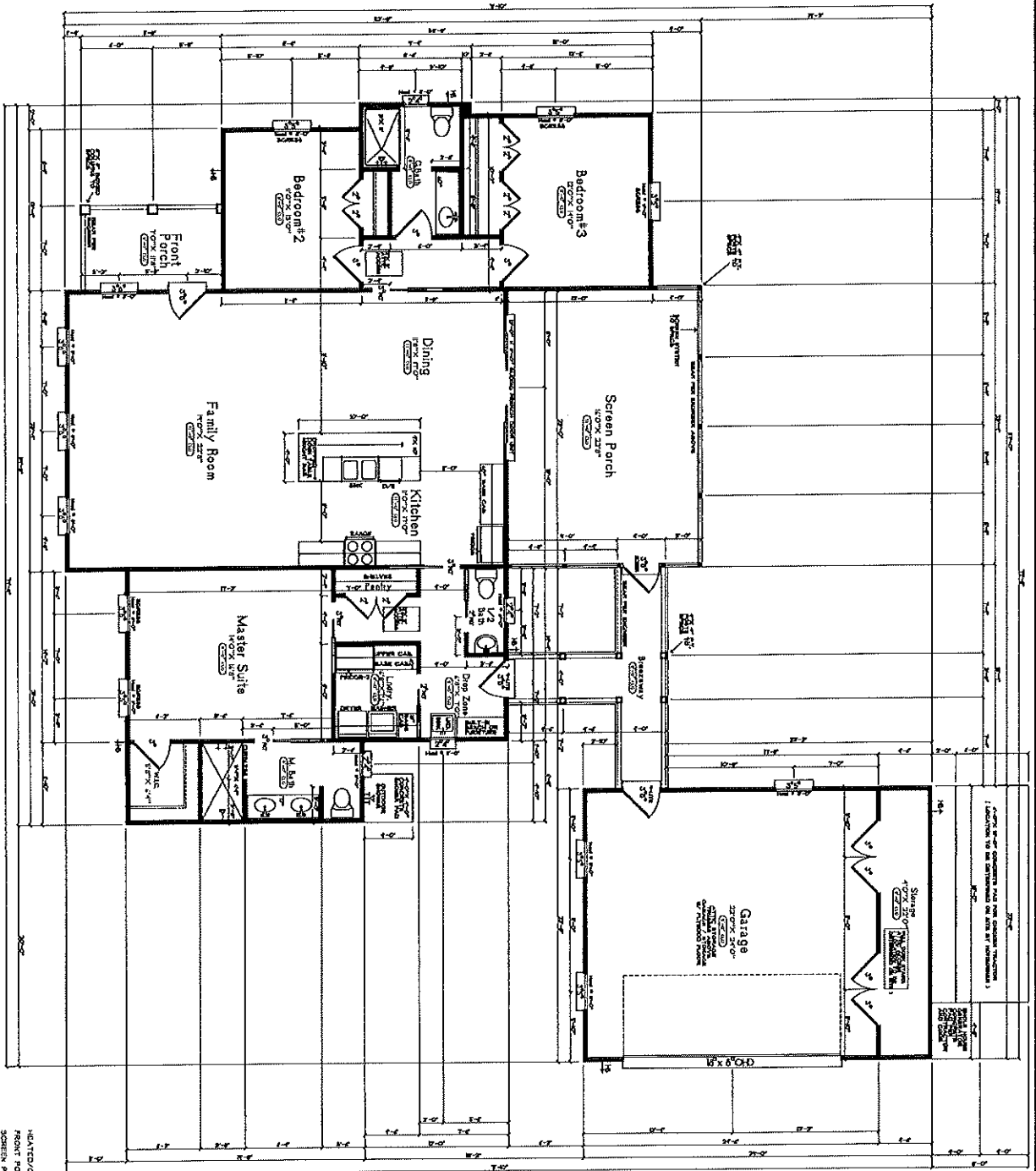
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MIKE M^OINTOSH DRAFTING & DESIGN
 8678 MANOR DRIVE TALLHASSEE, FLORIDA 32303
 E-MAIL: MMDDTALLHASSEE@GMAIL.COM
 CELL: (850) 212-7966

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL 32303



196 9TH STREET



Floor Plan
 AVENUE "K"
 Scale: 1/4" = 1'-0"

ALLEY WAY

DATE: 7/1/2014
 DRAWN BY: MMD
 CHECKED BY: MMD
 PROJECT NO: 196 9TH STREET
 CLIENT: MMD
 TOTAL ROOMS: 11

M D D
MIKE McINTOSH DRAFTING & DESIGN
 8579 MANOR DRIVE TALLAHASSEE, FLORIDA 32303
 E-MAIL: MMDTALLAHASSEE@GMAIL.COM
 CELL: (850) 212-7966

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL. 32303

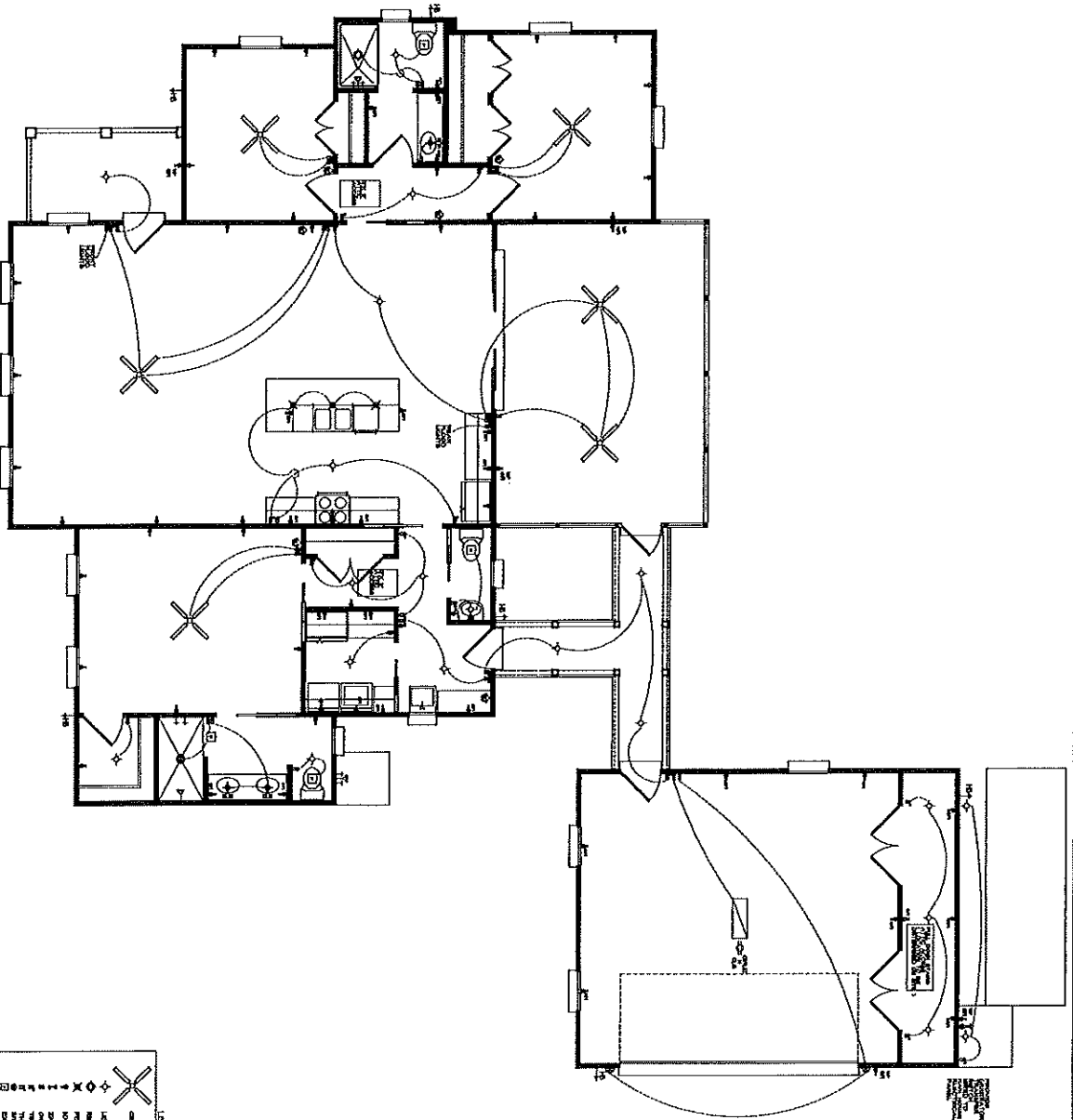
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196 9TH STREET

AVENUE "K"

Electrical Plan

Scale: 1/4"=1'-0"



ALLEY WAY

LEGEND

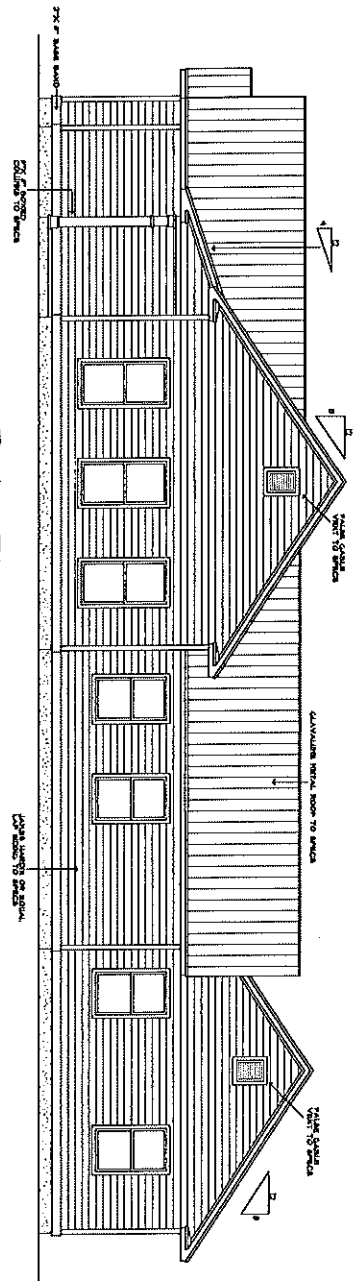
	GRAND PRIX LIGHT
	STANDARD LIGHT
	PENDANT LIGHT
	30-WATT RECIPROCAL DIMMER SWITCH
	30-WATT SINGLE POLE SWITCH
	30-WATT SINGLE POLE SWITCH WITH NEUTRAL
	30-WATT SINGLE POLE SWITCH WITH NEUTRAL AND GROUND
	INTERMEDIATE LIGHT
	NON-FUSIBLE BALL SOCKET

196 9th Street
 Apalachicola, FL
 Plan 1954
 "Bassett"
 2019-031
 9/1/2019
 2019-031

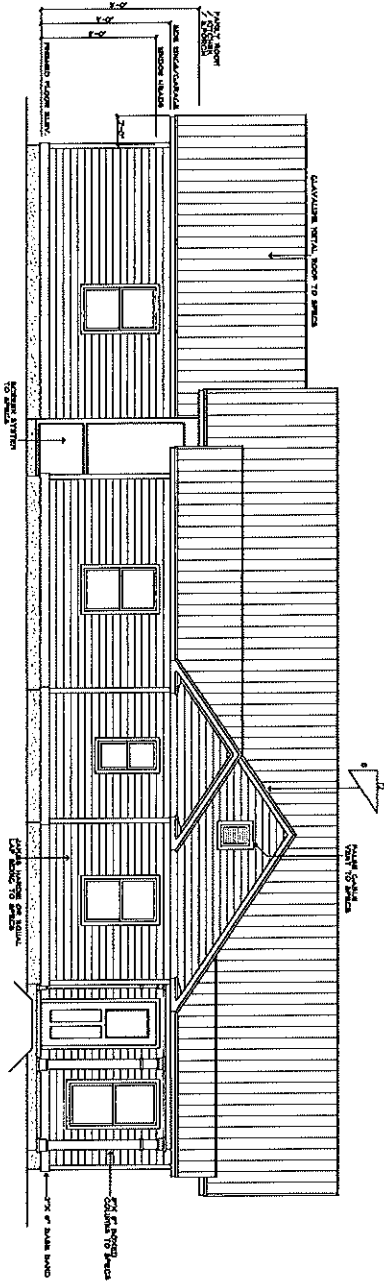
M D D MIKE McINTOSH DRAFTING & DESIGN
 8679 MANOR DRIVE TALLAHASSEE, FLORIDA 32303
 E-MAIL: MMDTALLAHASSEE@GMAIL.COM
 CELL: (850) 212-7966

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL. 32303

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Right Elevation
 Scale: 1/4"=1'-0"
 VIEW FROM AVENUE "K"



Front Elevation
 Scale: 1/4"=1'-0"
 VIEW FROM 196 9TH STREET

"Bassett"
 Plan 1954
 196 9th Street
 Apalachicola, FL
 1
 7

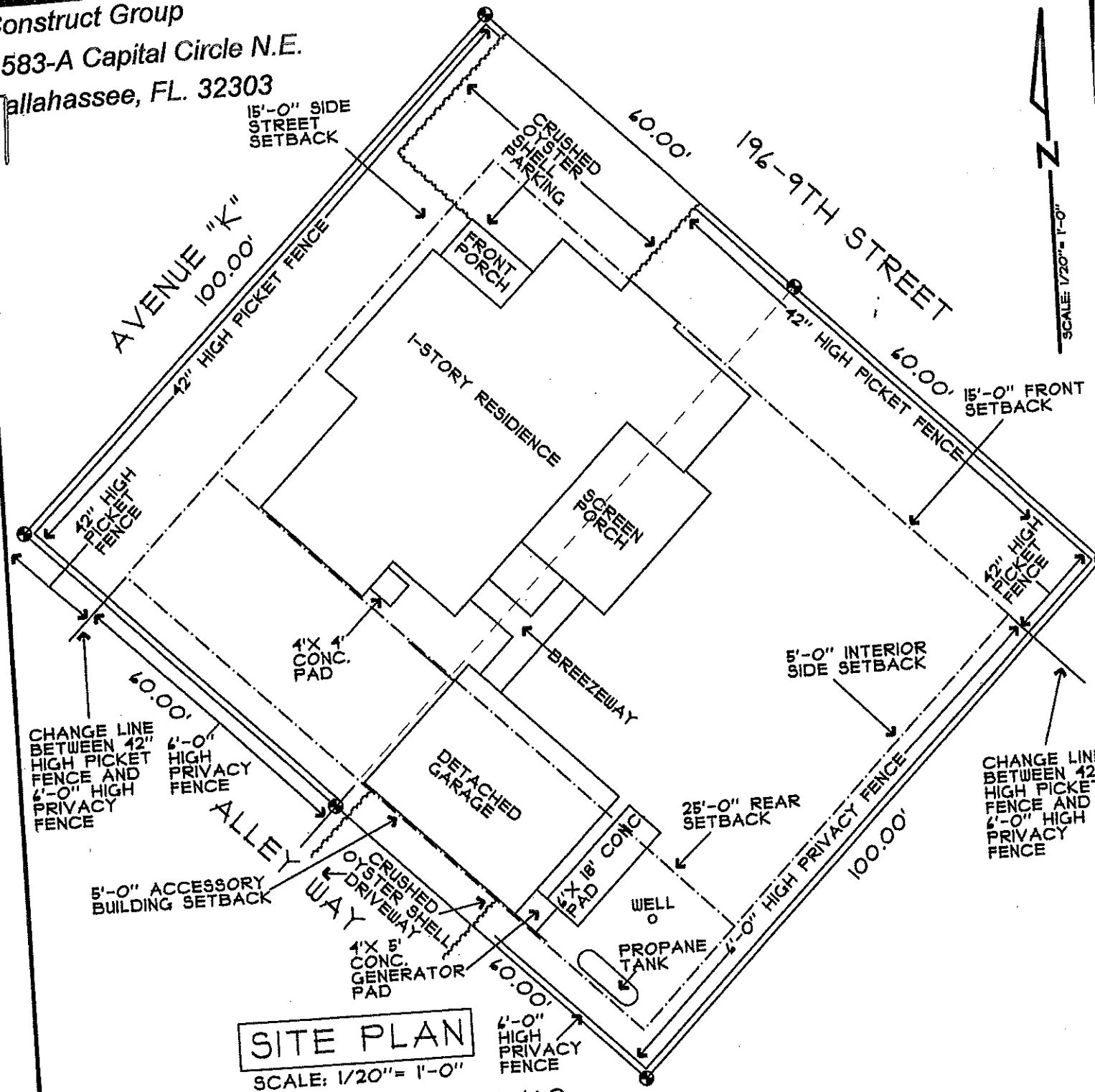


MIKE McINTOSH DRAFTING & DESIGN
 8579 MANOR DRIVE TALLHASSEE, FLORIDA 32303
 E-MAIL: MMDDTALLHASSEE@GMAIL.COM
 CELL: (850) 212-7966

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL. 32303

I hereby certify that the above is a true and correct copy of the original drawing as submitted to the local authority for record. I am a duly licensed professional engineer in the State of Florida, No. 12345. My commission expires on 12/31/2010.

Construct Group
4583-A Capital Circle N.E.
Tallahassee, FL. 32303



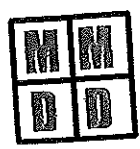
SITE PLAN
SCALE: 1/20" = 1'-0"

LOTS-"4" & "5" BLOCK-160
PARCEL I.D. - 01-095-08W-8330-0160-0040
PARCEL I.D. - 01-095-08W-8330-0160-0050

TOTAL IMPERVIOUS = 3316 SQ
TOTAL PERVIOUS = 8684 SQ/
TOTAL LOT = 12000 SQ/FT

JOB: 2019-031 DATE: 8/8/19
CONSTRUCT GROUP / BASSETT

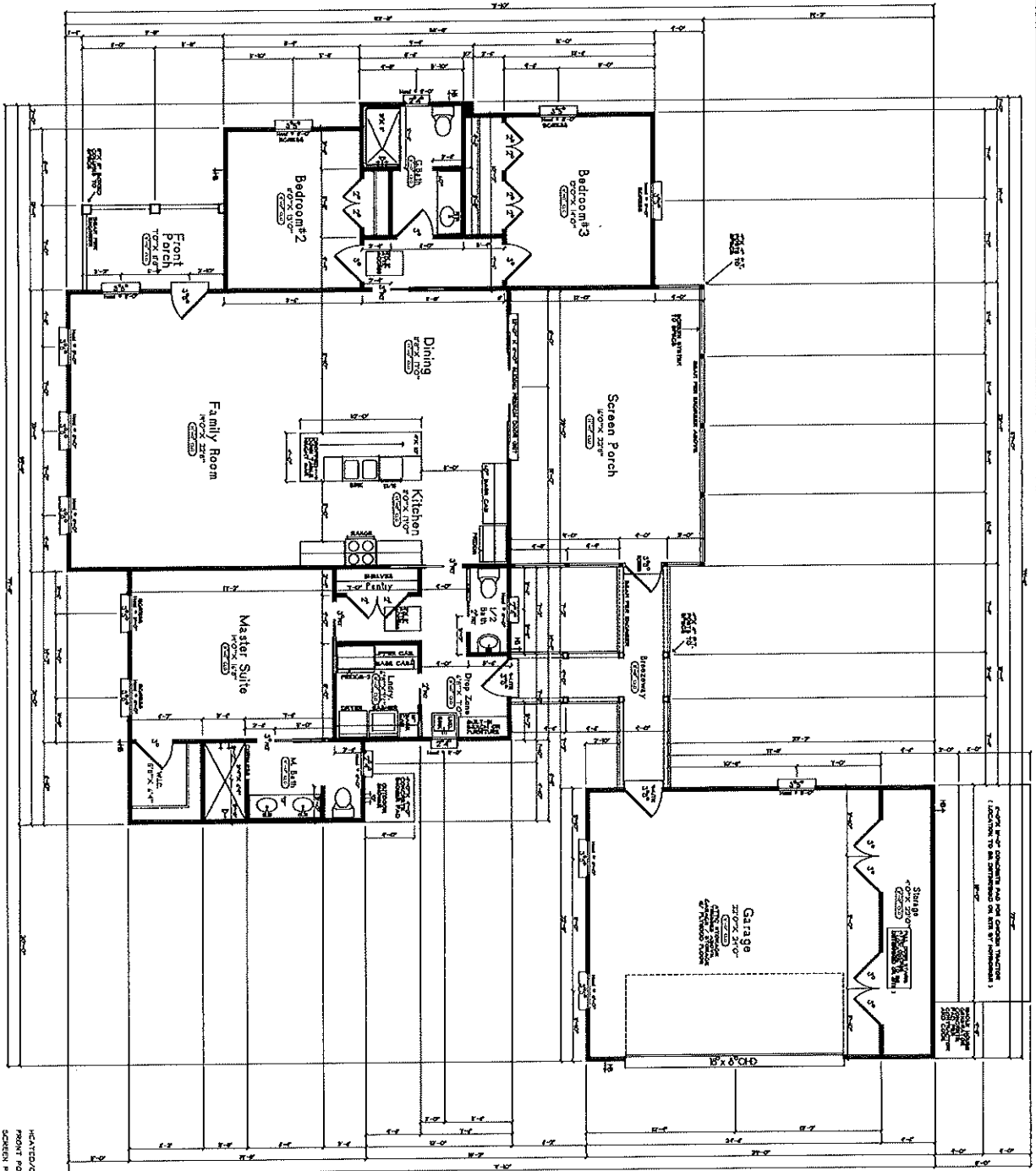
C:\DATA\CAD\DWG\2019-031 CONSTRUCT GROUP-BASSETT-PLAN 1954 3-25-APALACHICOLA.FL\2019-031-SI-CONSTRUCT GROUP-BASSETT-LOTS-4-5-APALACHICOLA.FL.DWG



MIKE McINTOSH DRAFTING & DESIGN
6579 MANOR DRIVE TALLAHASSEE, FLORIDA 32303
E-MAIL: MIDDYTALLAHASSEE@GMAIL.COM
CELL: (850) 212-7966

Ralph W Jr. & Brenda K Bass
196-9Th Street Apalachicola Flo

196 9TH STREET



Floor Plan
 AVENUE "K"
 Scale: 1/4" = 1'-0"

ALLEY WAY

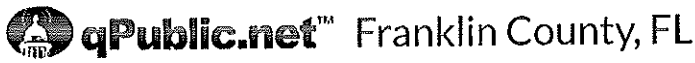
HEATING/COOLING	114
FLOOR FINISH	115
SCREEN FINISH	116
SCREEN FINISH	117
CASING / STORAGE	118
TOTAL UNDER ROOF	314

196 9th Street
 Apalachicola, FL
 31701

MIKE MINTOSH DRAFTING & DESIGN
 8679 HANOR DRIVE TALLAHASSEE, FLORIDA 32303
 E-MAIL: MMD00TALLAHASSEE@GMAIL.COM
 CELL: (850) 212-7966

Construct Group
 4583-A Capital Circle N.E.
 Tallahassee, FL. 32303

CONTRACT DOCUMENTS AND SPECIFICATIONS
 1. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 2. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 3. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 4. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 5. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 6. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 7. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 8. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 9. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE
 10. CONTRACT TO BE PERFORMED IN ACCORDANCE WITH THE



Parcel Summary

Parcel ID 01-09S-08W-8330-0160-0050
 Location Address 32320
 Brief Tax Description* BL 160 LOT 5 OR II/424 696/646 1240/103
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Bassett Ralph W Jr & Brenda K
 1260 Lee Creek Street
 Culloden, WV 25510

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000801	THE HILL - APALACH	60.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/24/2019	\$40,000	WD	1240	103	Qualified (Q)	Vacant	WILSON	BASSETT
N	05/02/2002	\$11,000	WD	696	645	Qualified (Q)	Vacant	ANDREWS	WILSON

Valuation

	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$24,000	\$30,000	\$21,000	\$15,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$33,000	\$24,000	\$30,000	\$21,000	\$15,300
Assessed Value	\$22,400	\$20,364	\$18,513	\$16,830	\$15,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,400	\$20,364	\$18,513	\$16,830	\$15,300
Maximum Save Our Homes Portability	\$0	\$3,636	\$11,487	\$4,170	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

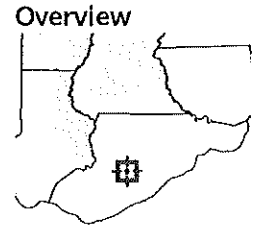
No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.




Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 9/24/2019, 7:08:53 AM

Version 2.3.4

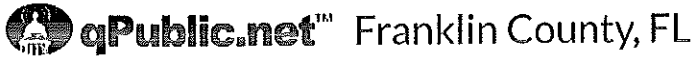


- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0160-0040	Alternate ID	08W09S01833001600040	Owner Address	BASSETT RALPH W JR & BRENDA K
Sec/Twp/Rng	1-9S-8W	Class	VACANT		1260 LEE CREEK ROAD
Property Address	196 9TH	Acreage	n/a		CULLODEN, WV 25510
District	3				
Brief Tax Description	BL 160 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 9/24/2019
Last Data Uploaded: 9/24/2019 7:08:53 AM

Developed by  **Schneider**
GEOSPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-0160-0040
 Location Address 196 9TH 32320
 Brief Tax Description* BL 160 LOT 4 OR 169/97 776/656 1119/697 1240/102
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Bassett Ralph W Jr & Brenda K
 1260 Lee Creek Road
 Culloden, WV 25510

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000801	THE HILL - APALACH	60.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/24/2019	\$40,000	WD	1240	102	Qualified (Q)	Vacant	SLT REAL ESTATE LLC	BASSETT
N	04/16/2014	\$0	QC	1119	697	Unqualified (U)	Vacant	HOSFORD TANNER	SLT REAL ESTATE LLC
N	02/13/2004	\$15,000	WD	776	656	Unqualified (U)	Vacant	MORRIS	HOSFORD

Valuation

	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$24,000	\$30,000	\$21,000	\$15,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$33,000	\$24,000	\$30,000	\$21,000	\$15,300
Assessed Value	\$22,400	\$20,364	\$18,513	\$16,830	\$15,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,400	\$20,364	\$18,513	\$16,830	\$15,300
Maximum Save Our Homes Portability	\$0	\$3,636	\$11,487	\$4,170	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

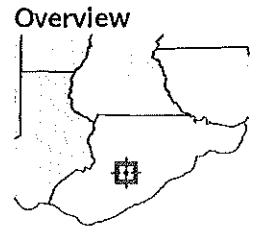
No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.




Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 9/24/2019, 7:08:53 AM

Version 2.3.4



- Legend
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0160-0050	Alternate ID	08W09S01833001600050	Owner Address	BASSETT RALPH W JR & BRENDA K
Sec/Twp/Rng	1-9S-8W	Class	VACANT		1260 LEE CREEK STREET
Property Address		Acreage	n/a		CULLODEN, WV 25510
District	3				
Brief Tax Description	BL 160 LOT 5 (Note: Not to be used on legal documents)				

Date created: 9/24/2019
 Last Data Uploaded: 9/24/2019 7:08:53 AM

Developed by  **Schneider**
 GEOSPATIAL



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 120 MLK Jr. Blvd Corner Lot

Zoning: C-2

Historic District: Yes

Block: 159

Lot: 5

Project Description:

Modifying existing structure- Convert enclosed room to open seating area as covered patio. Add fencing/louvers for privacy on property line.

Extending patio pavers beyond patio roofline and continued around to the front entrance to form a new walkway. – Existing Structure is beyond Impervious Surface Maximum Limit (non-conforming structure). Any new pavers MUST be completely pervious and proof MUST be provided before permitting. Otherwise, alternative pervious methods must be used.

Extend roofline for new covered entryway.

Flood Zone: X

Lot Size: 60' x 100'

Impervious Surface Proposed: Any new covering must be pervious. Allowed: 60%

Height Proposed: No Changes to Existing Roofline Allowed: 35' Complies with LDC

Main Structure (Restaurant)

Setbacks Required: Front (9th St.): 15' Rear: 10' Front (Ave J) : 15' Left: 5'

Setbacks proposed: Front (9th St.): 0' Rear: ' Front (Ave J) : 0' Left: '

Setbacks Proposed: Proposed canopy cover for entrance meet setbacks. Patio pavers extended beyond patio roofline and continuing a new walkway to front entrance within setbacks. Complies with LDC (No new vertical walls within setbacks).

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Apalachicola Land & Devol.
Address PO Box 16245
City Tallahassee State FL Zip 32317
Phone 850, 694 1555

State License # CGC 1513032
City License # _____ County License # _____
Email Address Constructgroup@a-cplaw.com
Phone 850, 694 1555

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 120 MK City & State Apalachicola FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: _____ Block(s) _____ Lot(s) _____

FEMA Flood Zone/Panel #: _____
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCL.

Cortni Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 205) Phone
(850)653-5023 Cell
cortnibankston@cityofapalachicola.com

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of my association rule or regulation.

9.8.19

DATE


SIGNATURE OF APPLICANT

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: 9-8-19 Permit # _____ Permit Fee _____

OWNER'S NAME: Apalachicola Land of Development

ADDRESS: P.O. Box 16245

CITY, STATE & ZIP CODE: Tallahassee FL PHONE # 850 694 1555

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): 32317

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Construct Group SE Inc

ADDRESS: PM 10th St.

CITY, STATE & ZIP CODE: Apalach FL PHONE # 850 694 1555

STATE LICENSE NUMBER: CC61518032 ³²³²⁰ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 120 MKK

PROPOSED USE OF SITE: Restaurant

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? NO N/A YES

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: _____

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: Architecture by Design

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: city SEWER SYSTEM PROVIDER: city

PRIVATE WATER WELL: — SEPTIC TANK PERMIT NUMBER: —

City of Apalachicola Tree Removal Application

Name: _____
 Address: _____
 Phone #: _____
 Contractor: _____
 Contractor's Phone #: _____
 Number of Trees: _____
 Type of Trees: _____

REQUESTED REASONS FOR REMOVAL (MARK ONE OR MORE)

Trimming Limbs or Maintenance issues.
New Construction House or Building.
The tree has extensive decay throughout crown & main system.
Safety Issue, Leaning over house, In power lines, Foundation of house.
Insurance company will not cover unless tree is removed, Letter included.
Interfering with, Underground utilities, Sidewalks, Driveways, Etc.
Don't like tree or location on property, Will pay Mitigation of \$ _____ .00

Applicant will provide all photos of trees and documentation that pertain to this application.

Applicant Signature: _____ Date: _____ Application Fee \$50.00

I understand a copy of the Ordinance is available on the City's website.

(www.cityofapalachicola.com)

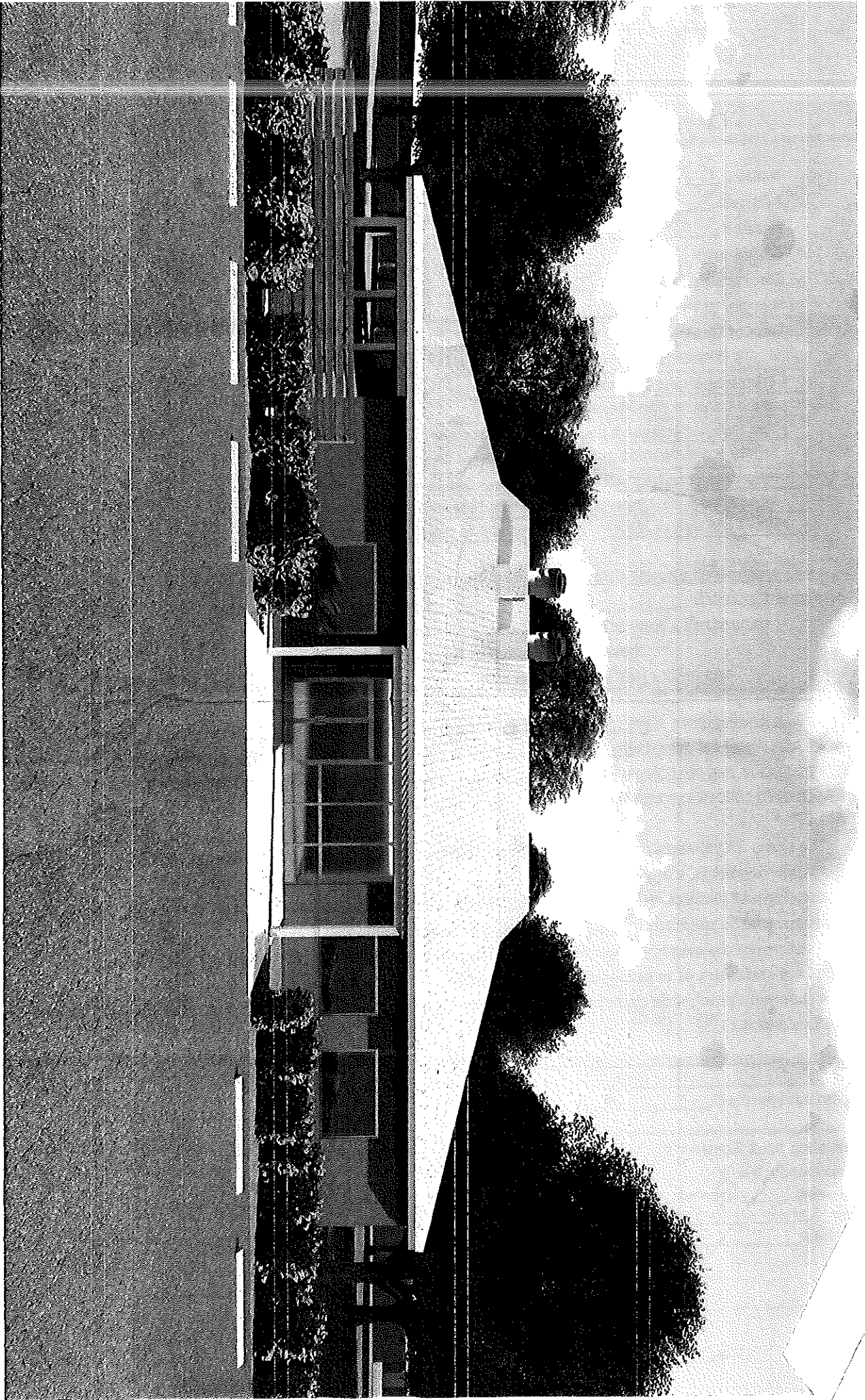
And at City Hall's Office for review _____ initial.

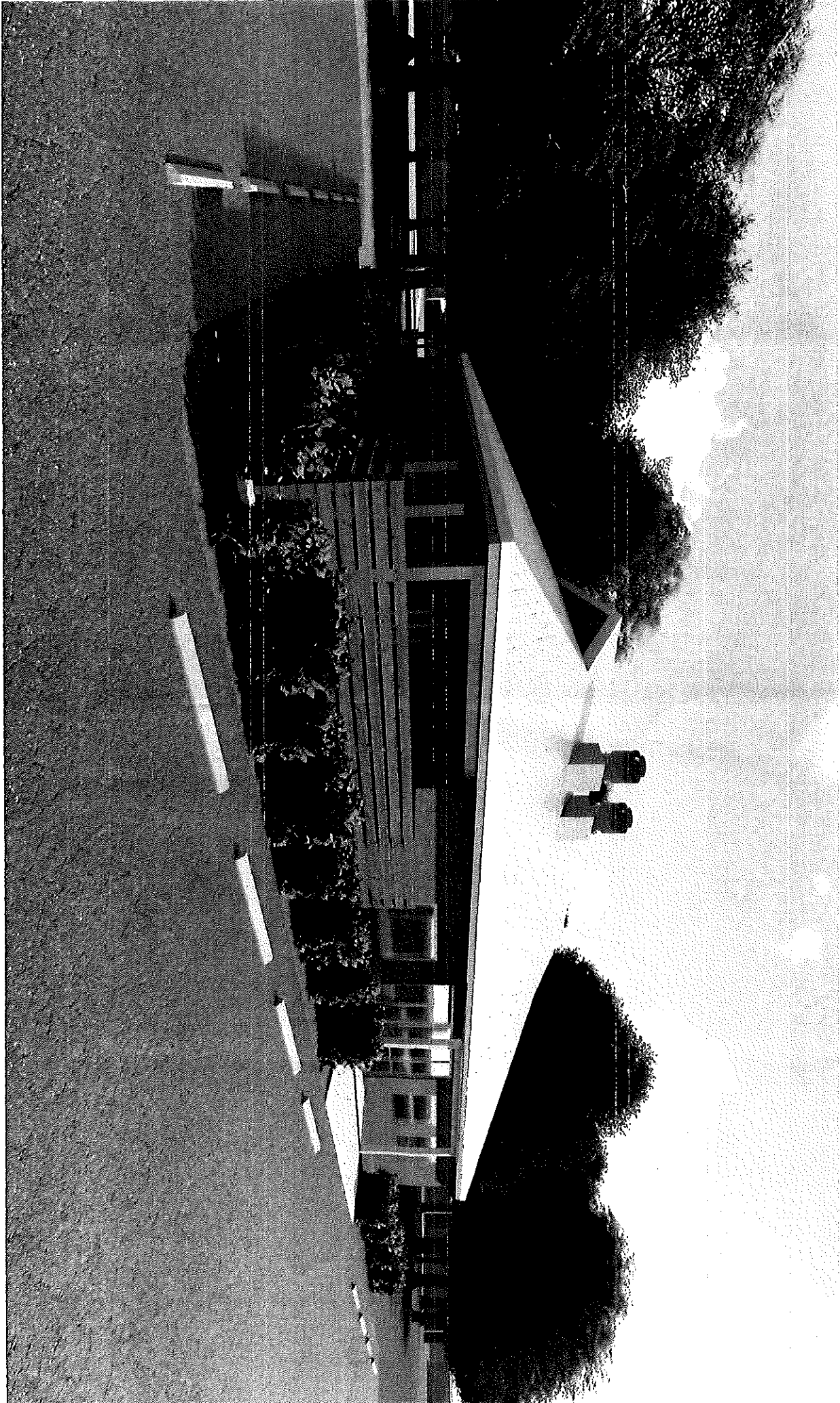
NOTE: IF YOU ARE ADDRESSING A PROTECTED TREE (LIVE OAK, RED OAK, WHITE OAK, MAGNOLIA, SABLE/CABBAGE PALM, AND SLASH PINE) AN APPLICATION PROCESS AND P & Z APPROVAL ARE REQUIRED. SITE PLAN MUST BE SUBMITTED TO SHOW THE FOLLOWING INFORMATION AT A SCALE SUFFICIENT TO ENABLE THE DETERMINATION OF MATTERS REQUIRED UNDER ORDINANCE:

- _____ 1.) The shape and dimensions of the lot or parcel, together with the existing and/or proposed locations of structures and improvements, if any.
- _____ 2.) Location and dimensions of all existing trees which are subject to the protected tree provisions. Trees proposed to remain, to be re-located, or to be removed shall be so identified.
- _____ 3.) A statement showing how trees not proposed for removal are to be protected during land clearing and construction; i.e. a statement as to proposed protective barriers.
- _____ 4.) A statement as to grade changes proposed for the lot or parcel and how such changes will affect the matters regulated by Ordinance.

Date: _____	Approved: Yes _____ or No _____
Reason not approved: _____	
Planning and Zoning's	Approved By: City of Apalachicola
Recommendation is:	Code Enforcement Officer: _____
Approved: _____ Denied: _____	City Administrator: _____
Date: _____	Administrator's/Designee: _____
Signature: _____	City Commission; Approved: _____ or Denied: _____
	Mayor, Van Johnson: _____
	Date: _____

2.1.19





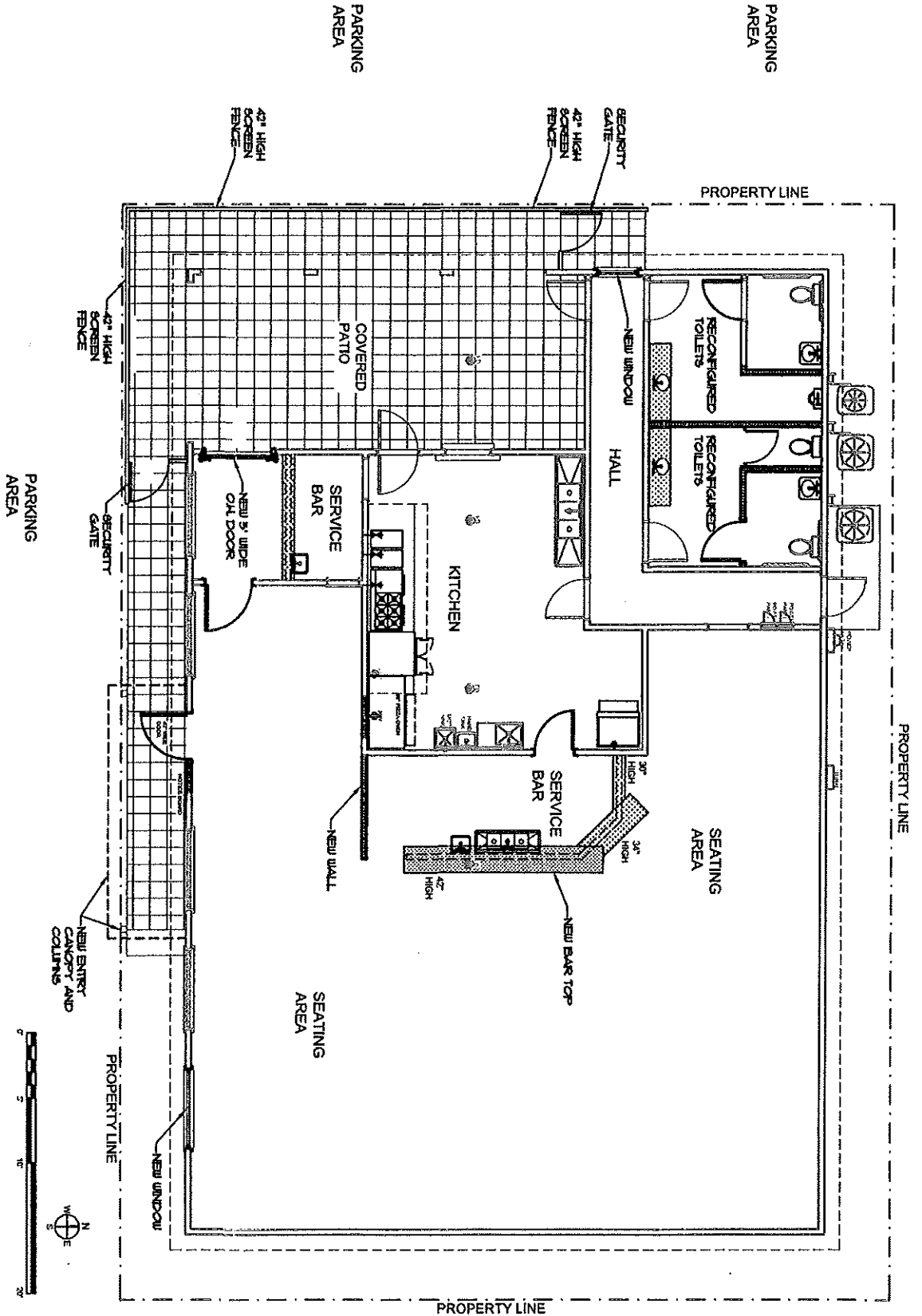
3.11.19

COLUMBIA DRIVE

ARCHITECTURE

BY DESIGN INC
 KEVIN SOSSONG AA 0003340

SCALE: 3/32" = 1'-0"
 DATE: 3 SEPTEMBER 2019



120 MLK
PROPOSED FLOOR PLAN
 192 10TH STREET
 APALACHICOLA, FLORIDA

COLUMBIA DRIVE

ARCHITECTURE

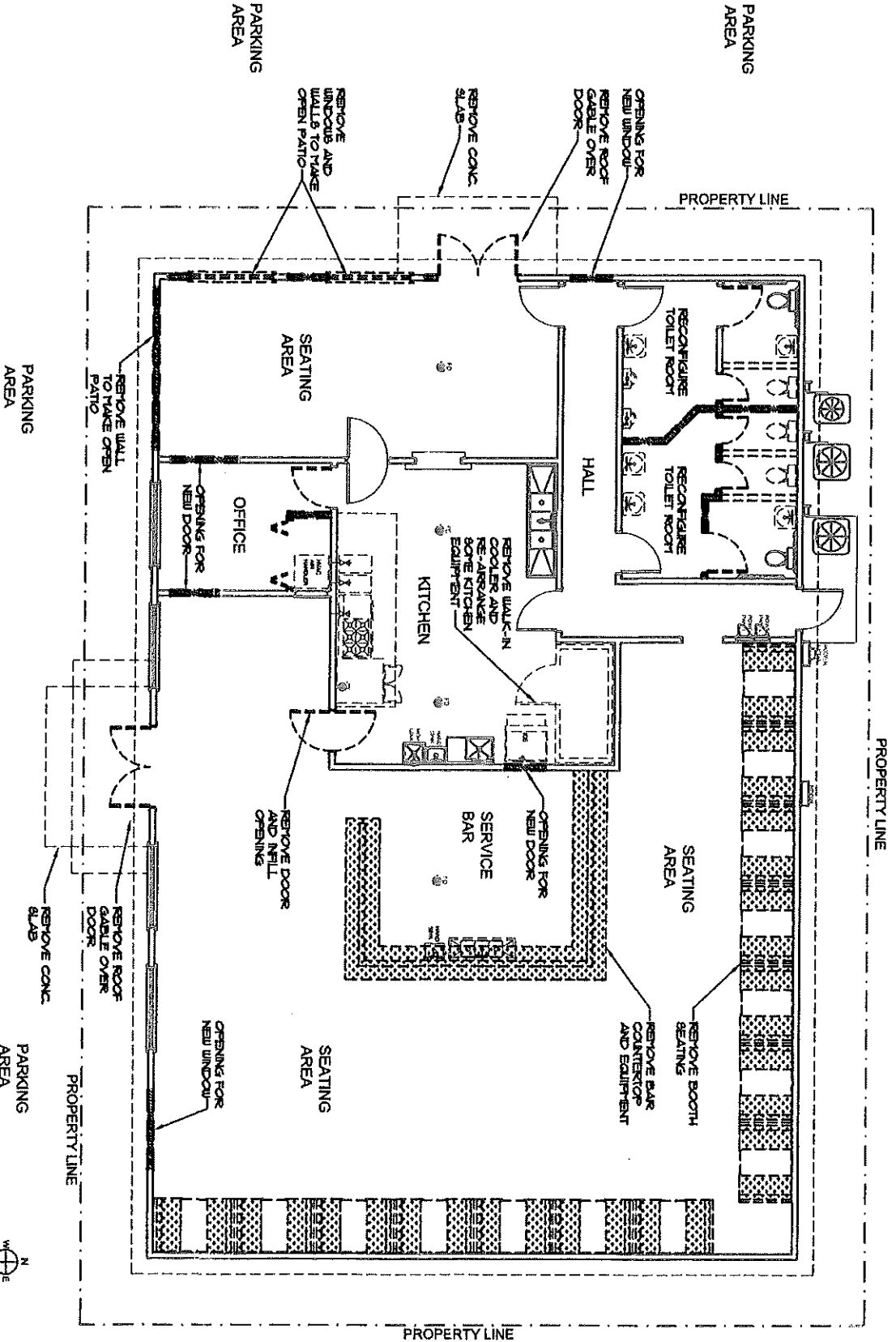
BY DESIGN INC

KEVIN SOSSONG

AA 0003340

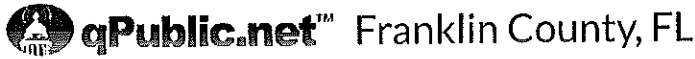
SCALE: 3/32" = 1'-0"

DATE: 3 SEPTEMBER 2019



120 NEW DEMO FLOOR PLAN

192-10TH STREET
APALACHICOLA, FLORIDA



Parcel Summary

Parcel ID 01-09S-08W-8330-0159-0050
 Location Address 120 MLK AJ'S BAR & GRILL BLVD
 32320
 Brief Tax Description* BL 159 LOT 5 OR/159/132 551/60-62 OR/575/305 575/343 784/790 1197/39 1226/144
 *The Description above is not to be used on legal documents.
 Property Use Code RESTAURANT (002100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Apalachicola Land Development
 PO Box 16245
 Tallahassee, FL 32317

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000801	THE HILL - APALACH	60.00	FF	0	0

Residential Buildings

Building 2
 Type RESTAURANT
 Total Area 3,626
 Heated Area 3,626
 Exterior Walls VINYL SIDE
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover CONC FINSH
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 0
 Stories 1
 Effective Year Built 2008

Extra Features

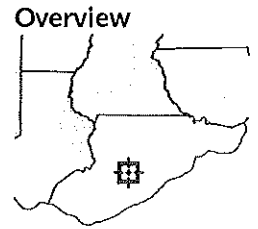
Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	0x0x0	156	SF	2010




Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	08/20/2018	\$135,000	WD	1226	144	Unqualified (U)	Improved	CENTENNIAL BANK (MUTLI PRCL)	APALACHICOLA LAND DEVEL.LLC
N	07/03/2017	\$35,100	CT	1197	39	Unqualified (U)	Improved	HUTCHINSON	CENTENNIAL BANK (MUTLI PRCL)
N	04/15/2004	\$26,000	WD	784	790	Unqualified (U)	Improved	PRINCE	HUTCHINSON
N	04/29/1997	\$22,900	WD	575	343	Qualified (Q)	Improved	CARLISLE RICHARD W & MYER GERTRUDE- JESSIE FLUELLEN	PRINCE BARBARA JANE
N	06/05/1996	\$16,800	WD	551	60	Unqualified (U)	Improved	MYER GERTRUDE- JESSIE FLUELLEN	CARLISLE RICHARD & HOLMES JAMES

Valuation

	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$112,043	\$134,452	\$134,452	\$156,860	\$156,860
Extra Features Value	\$296	\$296	\$296	\$296	\$296
Land Value	\$33,000	\$24,000	\$30,000	\$18,000	\$18,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$145,339	\$158,748	\$164,748	\$175,156	\$175,156
Assessed Value	\$145,339	\$158,748	\$164,748	\$175,156	\$175,156



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0159-0050	Alternate ID	08W09S01833001590050	Owner Address	APALACHICOLA LAND DEVELOPMENT
Sec/Twp/Rng	1-9S-8W	Class	RESTAURANT		PO BOX 16245
Property Address	120 MLK AJ'S BAR & GRILL BLVD	Acreage	n/a		TALLAHASSEE, FL 32317
District	3				
Brief Tax Description	BL 159 LOT 5 (Note: Not to be used on legal documents)				

Date created: 9/24/2019
 Last Data Uploaded: 9/24/2019 7:08:53 AM



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 42 6th St. Corner Lot

Zoning: R-1

Historic District: Yes

Block: 24

Lots: 1 & 2

Project Description:

New exterior stairs to an existing garage.

Additional garage door and windows.

New siding & shutters on exterior of house.

Flood Zone: X

Lot Size: 120' x 100'

Impervious Surface Proposed: 39.8% Allowed: 40% Complies with LDC but no other impervious structures can be permitted beyond this permit if approved.

Height Proposed: 8' 10" Allowed: 35' Complies with LDC

Stairs attached to Accessory Structure (Existing Garage)

Setbacks Required: Front (6th St.): 15' Rear: 5' Front (Ave C) : 15' Left: 7.5'

Setbacks proposed: Front (6th St.): 65' 7" Rear: 5' Front (Ave C) : 77' 4" Left: 39'

Setbacks Proposed: Complies with LDC

Doors, Windows, & Siding must be Florida Product Approved.

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner JASON & TARA CARTER
Address 42 6TH ST
City APALACHICOLA State FL Zip 32320
Phone (334) 707-0283

CONTRACTOR INFORMATION

TO BE DETERMINED (TBD)
State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

Approval Type: | | Staff Approval Date: _____ | | Board Approval | | Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: RENOVATION TOO

PROPERTY INFORMATION:

Street Address: 42 6TH ST. City & State APALACHICOLA, FL Zip 32320
 Historic District | | Non-Historic District Zoning District R1
Parcel #: 01-095-08W-8330-0024-0010 Block(s) 24 Lot(s) 2
FEMA Flood Zone/Panel #: X RATED
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

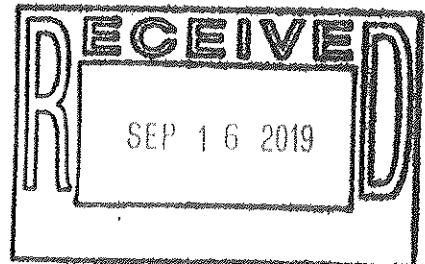
This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPC.

Curtis Bankston
Permitting and Development Coordinator
(850) 658-1522 (ext 205) Phone
(850) 658-5028 Cell
curtbankston@cityofapalachicola.com



Describe The Proposed Project and Materials, Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

- ADDITION OF EXTERIOR STAIR TO EXISTING GARAGE
- ADDING ADDITIONAL GARAGE DOOR AND WINDOW(S) TO GARAGE
- RETURNING BUILDINGS TO ORIGINAL MATERIALS (SIDING, USABLE SHUTTERS, ETC.)

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		REMOVING VINYL FROM CARRIAGE HOUSE AND REPLACING WITH HARDY BOARD	
Doors	THEMA TRV	ALSO REMOVING VINYL SIDING ON RETURN EXTERIOR WITH SAME	
Windows	TBD		
Roofing	NA		
Trim	HISTORIC	TO CARRIAGE HOUSE & KITCHEN	
Foundation	NA		
Shutters	TBD (YES)		
Porch/Deck	NA		
Fencing	NA		
Driveways/Sidewalks		ENTRY DRIVE TO BE IMPROVED	
Other		NEW EXTERIOR STAIRS TO UPSTAIRS (EXISTING) OF GARAGE	

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submitted requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is/are the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
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6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of my association rule or regulation.

9-16-2019
DATE


SIGNATURE OF APPLICANT

JASON E. CARTER

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only		
DATE: _____	Permit # _____	Permit Fee _____

OWNER'S NAME: JASON AND TARA CARTER

ADDRESS: 42 6TH ST

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 334-707-0283

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): N/A

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: TBD

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 42 6TH ST

PROPOSED USE OF SITE: TWLS

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? NO (EXISTING) YES

PROPERTY PARCEL ID # 01-09S-08W-8330-0024-0010

LEGAL DESCRIPTION OF PROPERTY: BL24 LOTS 12 C11 OF APALACHICOLA OK

256/31B 260/61195/584
IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

REMODEL OF EXISTING STRUCTURE - NOT A NEW CONSTRUCTION

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other

Addition, Alteration or Renovation to building. ADDING GARAGE STAIR

Distance from property lines: Front NO CHANGE (NC) NCL Side NC
 R. Side NO
 Cost of Construction \$? 20,000.00 Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

JASON CARTER PRO CON (AGENT - GEORGE COON)
 Signature of Owner or Agent Signature of Contractor

Date: 16 SEPT 2019

Date: _____

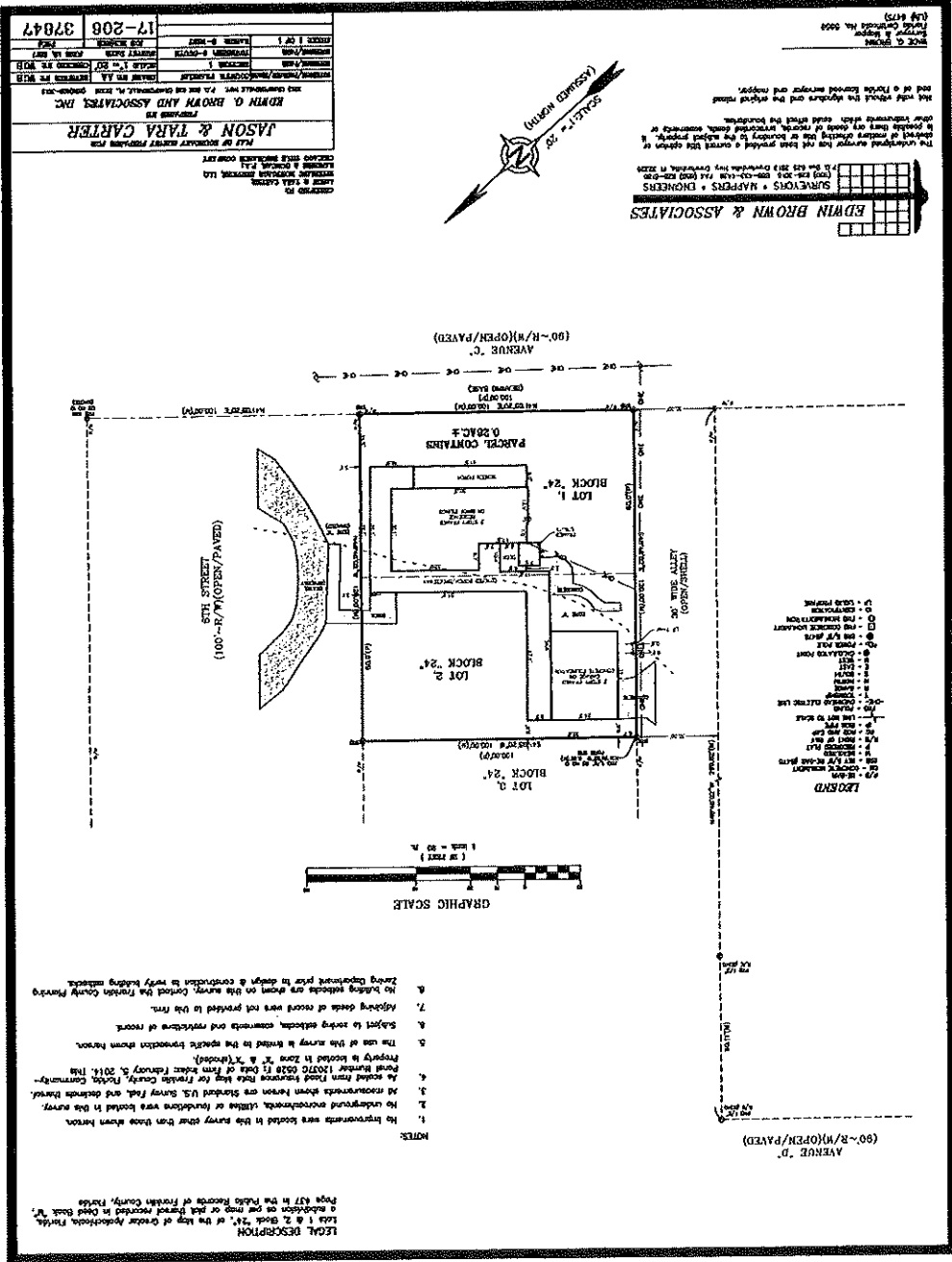
Notary as to Owner or Agent

Notary as to Contractor

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



NOTE THIS IS A COPY OF THE ORIGINAL SURVEY

George COON inc
residential planning design

2507 FC 200 B AVE. LOT 42
555 6th St. Apalachicola, FL 32320
(904) 878-2222 • Fax (904) 878-2223
www.edwinbrown.com
http://www.georgecooninc.com

CARTER RESIDENCE
42 6th Street
Apalachicola, FL 32320

EDWIN BROWN & ASSOCIATES, INC.
1109 2nd Street, Apalachicola, Florida 32320
(904) 878-2222 • Fax (904) 878-2223
www.edwinbrown.com

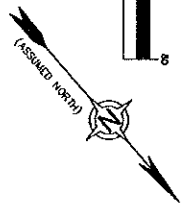
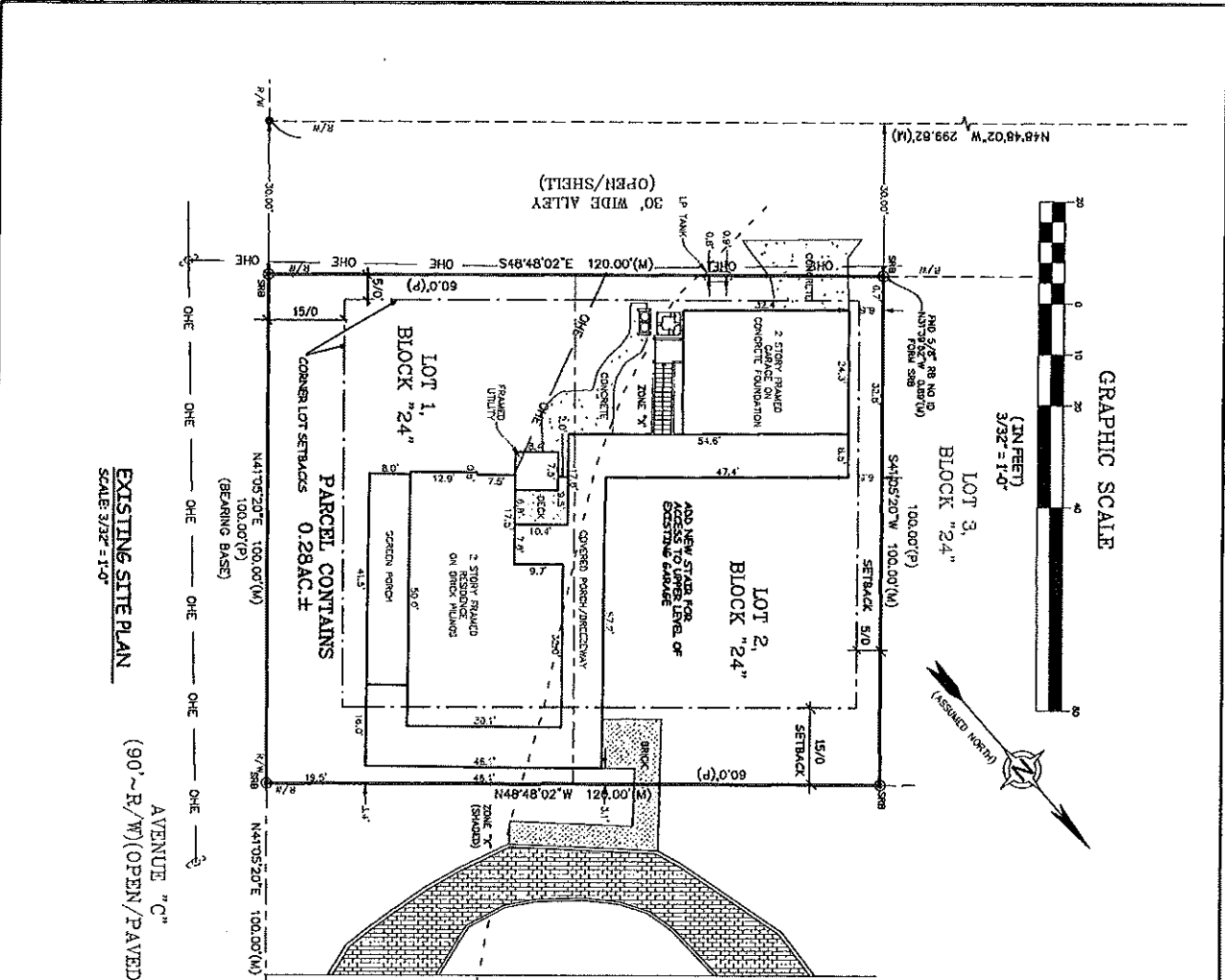
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DRAWN BY: GC
CHECKED BY: LW
DATE: SEPT. 2019

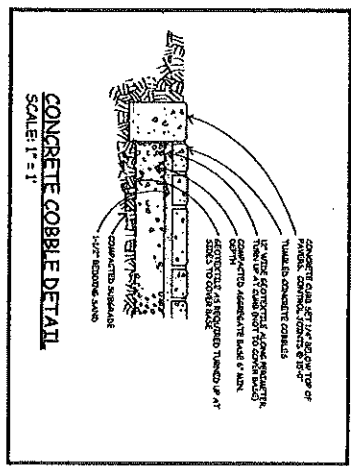
REVISIONS:

SURVEY COPIED

A

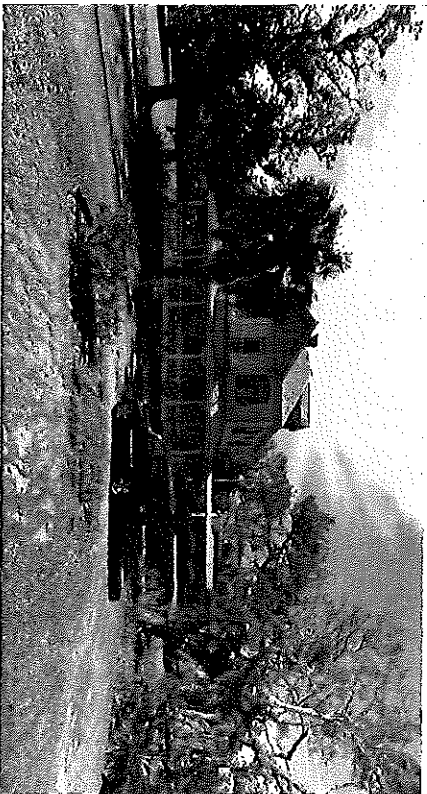


EXISTING SITE PLAN
 SCALE: 3/32" = 1'-0"
 AVENUE "C"
 (90'~R/W)(OPEN/PAVED)



REINFORCED CONCRETE COBBLE DRIVEWAY MADE OF TYPICAL CONCRETE COBBLES OVER COMPACTED SAND. COBBLES TO BE 1-1/2\"/>

<h1>AS</h1>	George Coon Inc. residential planning design 282 6th St. Apalachicola, FL 32320 (850) 227-6898 georgecoon@gmail.com http://www.georgecooninc.com	CARTER RESIDENCE 42 6th Street Apalachicola, FL 32320	© 2019 George Coon Inc. <small> Project prepared by GEORGE COON INC. AND GEORGE COON CONSULTANTS, INC. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF GEORGE COON INC. AND GEORGE COON CONSULTANTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF GEORGE COON INC. AND GEORGE COON CONSULTANTS, INC. IS STRICTLY PROHIBITED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY INSURANCE COVERAGE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. </small>
	DRAWN BY: GC	CHECKED BY: LW	DATE: SEPT. 2019
	REVISIONS:	SITE PLAN	



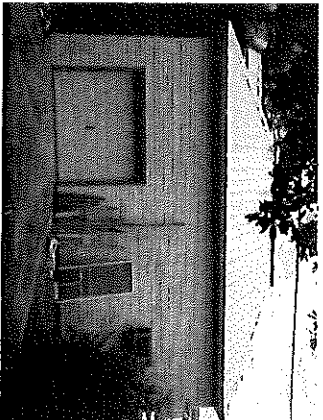
VIEW OF 42 6TH STREET FROM 6TH STREET (GOOGLE MAPS)



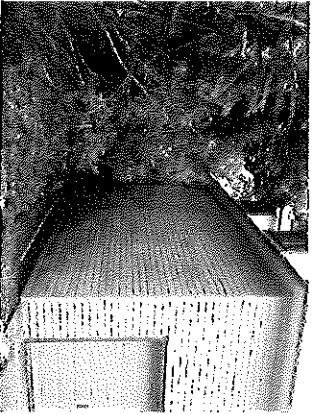
GARAGE EAST



GARAGE SOUTH



GARAGE WEST (ALLEY)



GARAGE NORTH



HOUSE ADDITIONS MATERIAL TO BE REVISED

**george
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planning
design

GEORGE COON 428 1413 SE
252 5th St. Seaside, FL 32130
(850)227 8888 georgecoon@gmail.com
http://www.georgecooninc.com

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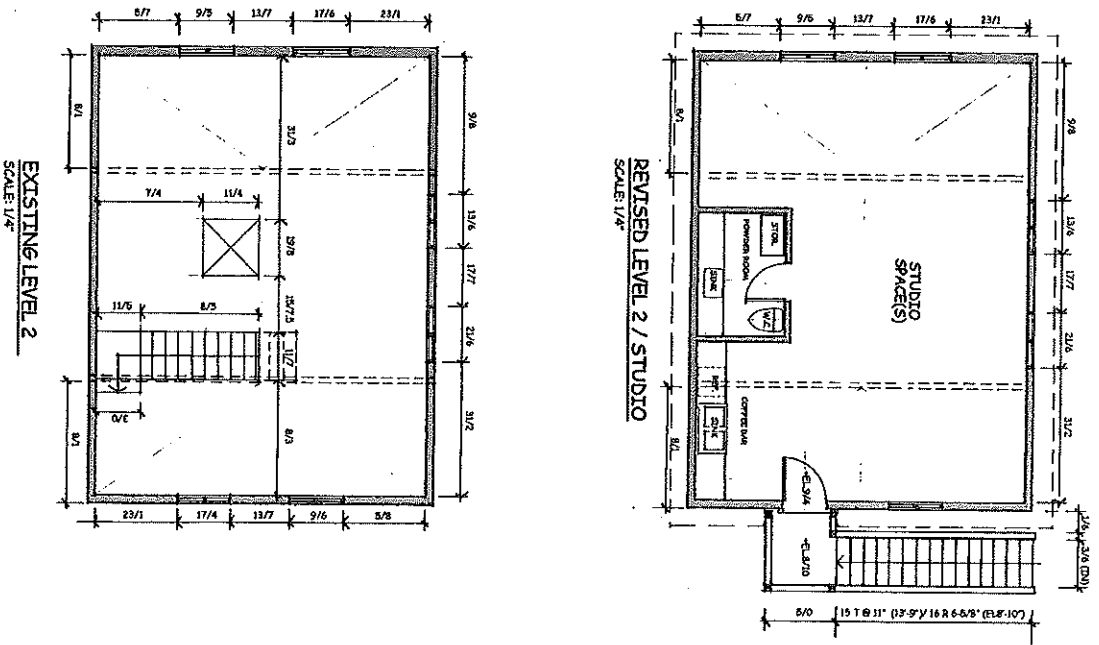
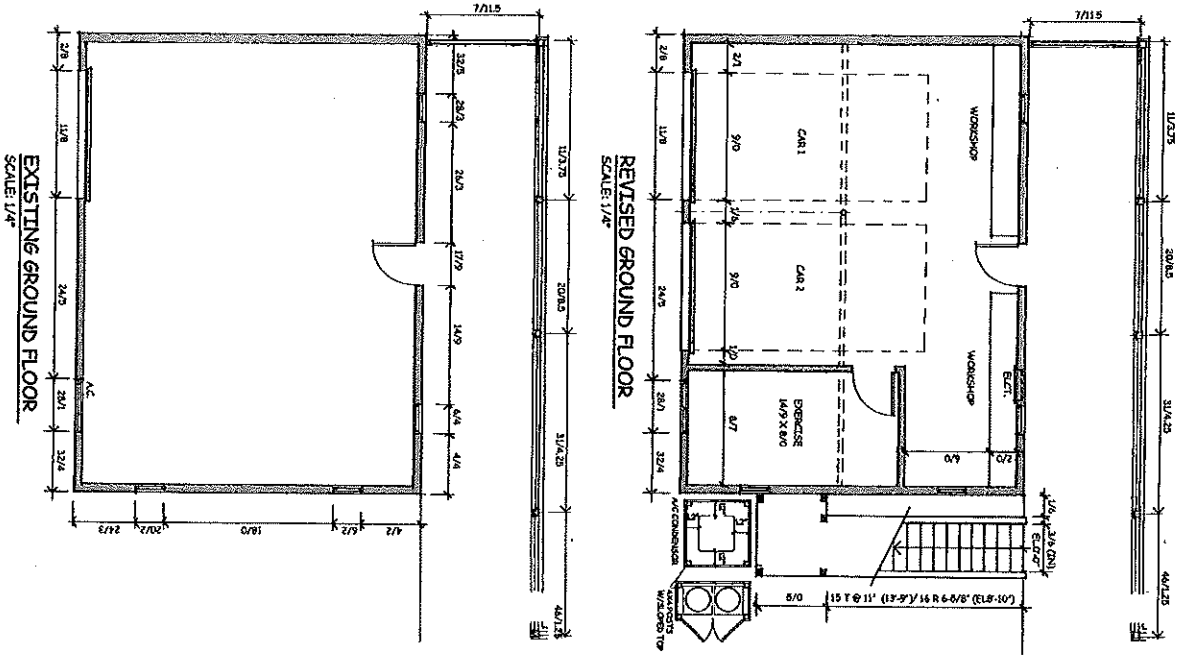
CHECKED BY: LW

DATE: SEPT. 2019

REVISIONS:

PHOTOS

A1.0



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GEORGE COON AND LEED A2
232 6th St Apalachicola FL 32320
(850) 327 6898 georgecoon@gmail.com
http://www.georgecooninc.com

CARTER RESIDENCE
42 6th Street
Apalachicola, FL 32320

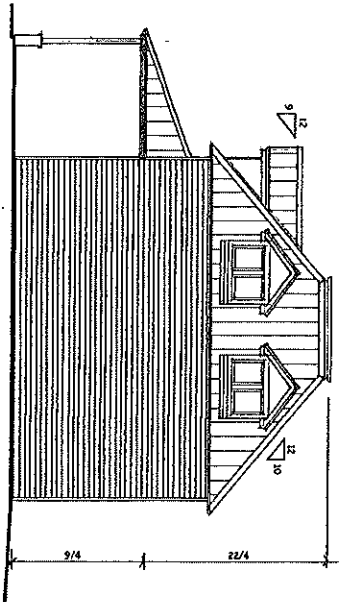
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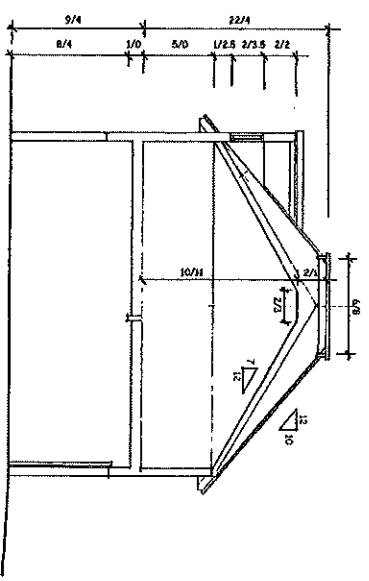
DRAWN BY: GC
CHECKED BY: LW
DATE: SEPT. 2019

REVISIONS:
PLANS

A1.1



EXISTING NORTH ELEVATION
SCALE: 1/4"



EXISTING SHORT SECTION
SCALE: 1/4"

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ALL DIMENSIONS. USE METRIC DIMENSIONS ONLY
UNLESS OTHERWISE NOTED. CONTRACTOR SHALL
VERIFY ALL DIMENSIONS AND CONDITIONS
BEFORE CONSTRUCTION.

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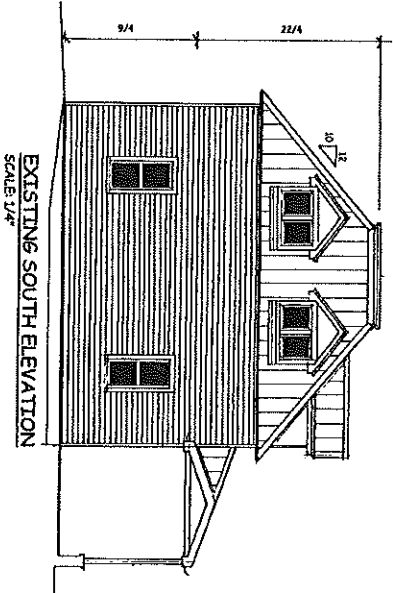
CHECKED BY: LW

DATE: SEPT. 2019

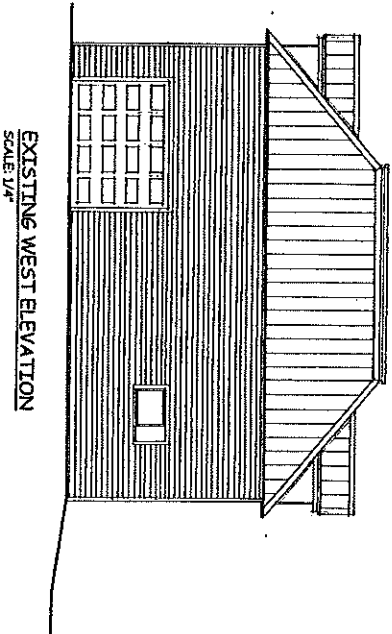
REVISIONS:

ELEVATIONS

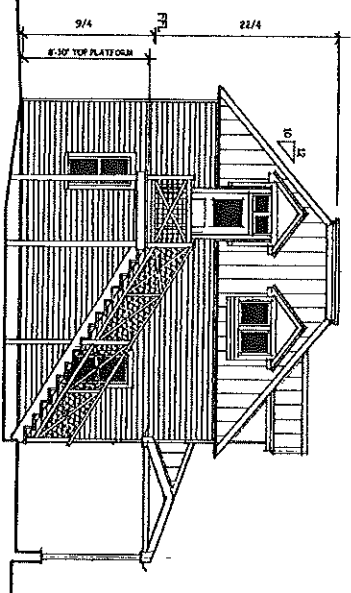
A2.2



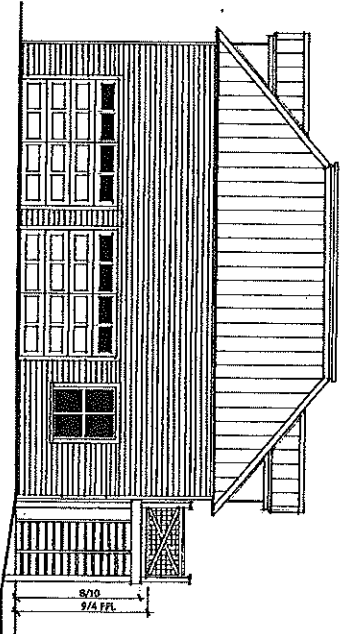
EXISTING SOUTH ELEVATION
SCALE: 1/4"



EXISTING WEST ELEVATION
SCALE: 1/4"



REVISED SOUTH ELEVATIONS
SCALE: 1/4"



REVISED WEST ELEVATIONS
SCALE: 1/4"

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DRAWN BY: G.C.
CHECKED BY: L.W.

DATE: SEPT. 2019

REVISIONS:
ELEVATIONS

A3

REPLACE ALL UPPER STAIRS FROM THE GARAGE HOUSE. STAIRS TO BE REPLACED WITH GRAB BARS. LAP SIDING TO BE ADDED TO GARAGE HOUSE TO MATCH EXISTING MAIN HOUSE.

NOTE: MAIN HOUSE AND GARAGE HOUSE. REPAVEMENT GRANITE HOUSE. WALLS AND GRANITE HOUSE WHITE FOR OWNER TO CONFORM DESIRED COLORS USING APPLIED SAMPLES.

REPLACE ALL UPPER STAIRS FROM THE HOUSE AND GARAGE HOUSE. REPAVEMENT GRANITE HOUSE. WALLS AND GRANITE HOUSE WHITE FOR OWNER TO CONFORM DESIRED COLORS USING APPLIED SAMPLES.

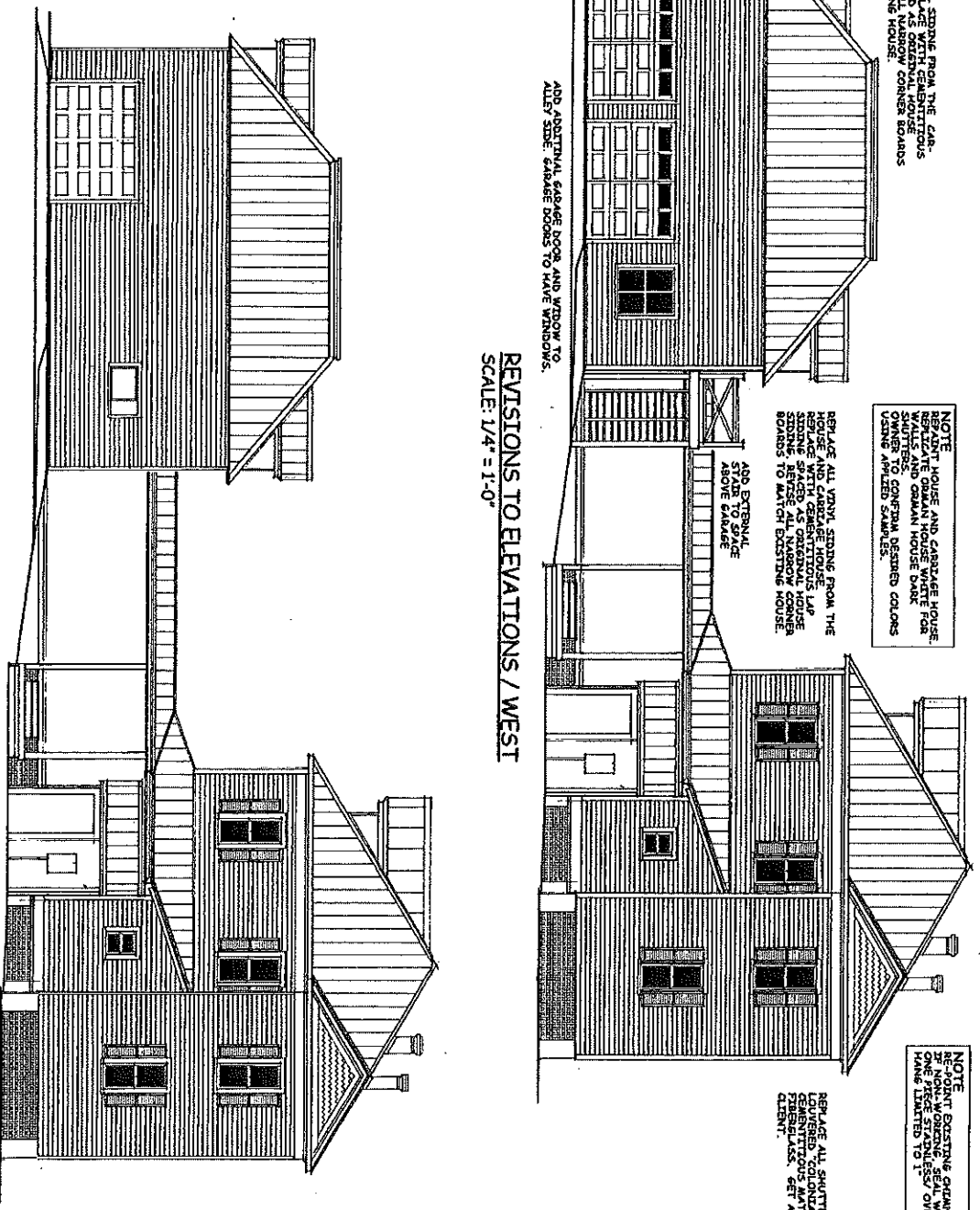
ADD EXTERNAL STAIR TO SPACE ABOVE GARAGE

ADD ADDITIONAL GARAGE DOOR AND WINDOW TO ALLEY SIDE. GARAGE DOORS TO HAVE WINDOWS.

NOTE: NOT EXISTING AGAINST. IN NON-WORKING. SET WEST. HANG LIMITED TO 1'.

REPLACE ALL SHUTTERS WITH OPERABLE LEVERED. COLORED. STYLE OF WOOD. FINISH. SET APPROVAL FROM CLIENT.

REVISIONS TO ELEVATIONS / WEST
SCALE: 1/4" = 1'-0"



EXISTING ELEVATIONS / WEST
SCALE: 1/4" = 1'-0"

<p>George COON inc residential planning design</p> <p>3072 E. COOR AVE. LEE, FL 33206 282 6th St. Apalachicola, FL 32320 (850) 227-5899 georgecoon@gmail.com http://www.georgecooninc.com</p>	<p>CARTER RESIDENCE 42 6th Street Apalachicola, FL 32320</p>	<p>© 2019 George Coon Inc.</p>
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<p>ELEVATIONS</p>		
<p>A4.1</p>		



Parcel Summary

Parcel ID 01-09S-08W-8330-0024-0010
 Location Address 42 6TH ST
 32320
 Brief Tax Description* BL 24 LOTS 1 2 CITY OF APALACHICOLA OR 256/318 260/61 1195/584
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Carter Jason Eugene & Tara L
 42 6th St
 Apalachicola, FL 32320

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	120.00	FF	0	0

Residential Buildings

Building 1
 Type HISTORICAL
 Total Area 3,484
 Heated Area 2,396
 Exterior Walls AVERAGE
 Roof Cover TIN ROOF
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 2
 Effective Year Built 1989

Building 2
 Type SF APALACH
 Total Area 1,518
 Heated Area 0
 Exterior Walls BD/BATTEN
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover CLAY TILE; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 0
 Stories 0
 Effective Year Built 2002

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	1	UT	1900
0360	PUMPHOUSE	1	4 x 8 x 0	32	SF	1995
1021	BRICK PATIO	1	0 x 0 x 0	38	SF	1995
1051	OUTDOOR SINK	1	0 x 0 x 0	1	UT	2004
0400	LATTICE	1	0 x 0 x 0	3	UT	1980
0580	BRICK WALK	1	48 x 5 x 0	240	SF	1995
0320	CONCRETE	1	0 x 0 x 0	466	SF	1980
1013	WOOD FENCE 3'	1	2 x 4 x 0	500	LF	2017
0300	STEPS	1	2 x 4 x 0	8	SF	1996

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/22/2017	\$437,500	WD	1195	584	Qualified (Q)	Improved	HORN	CARTER

Valuation

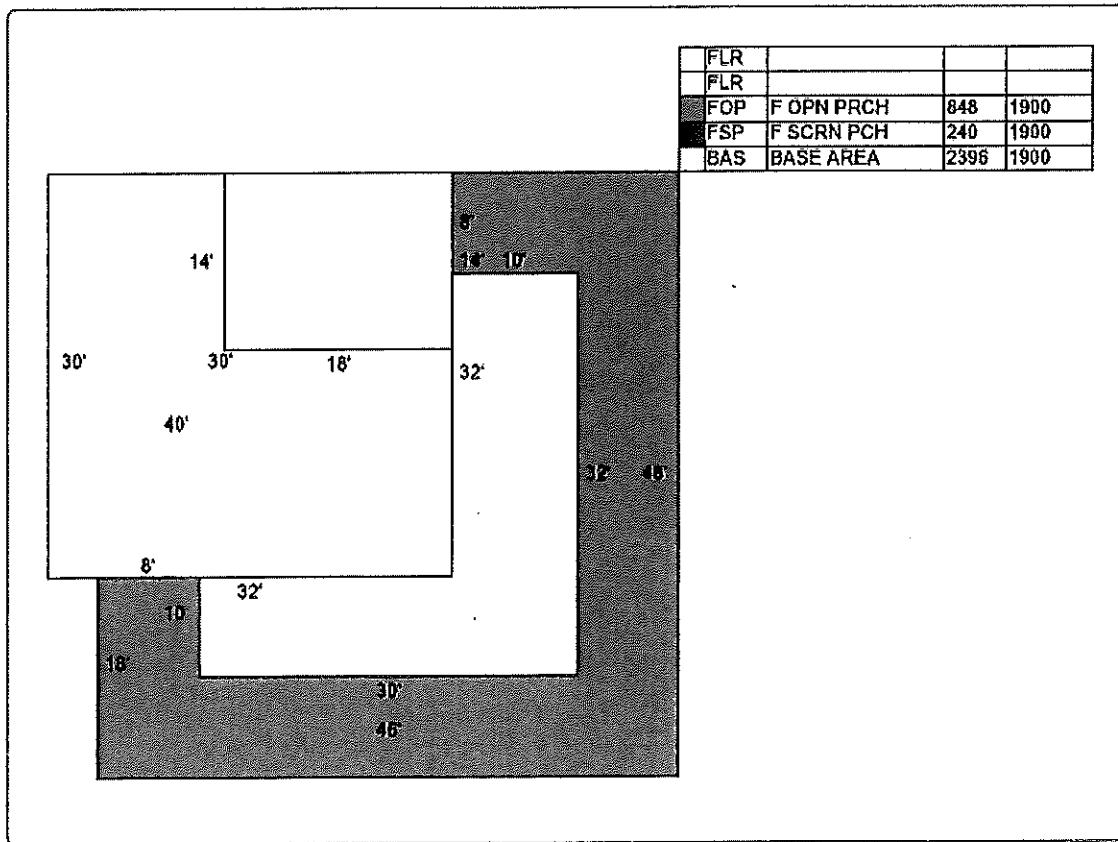
	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$280,354	\$281,647	\$278,891	\$288,652	\$288,652
Extra Features Value	\$2,844	\$2,844	\$1,344	\$1,344	\$1,344
Land Value	\$144,000	\$153,000	\$153,000	\$144,000	\$120,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$427,198	\$437,491	\$433,235	\$433,996	\$409,996
Assessed Value	\$427,198	\$437,491	\$433,235	\$208,945	\$207,493
Exempt Value	\$50,000	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$377,198	\$437,491	\$433,235	\$158,945	\$157,493
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$225,051	\$202,503

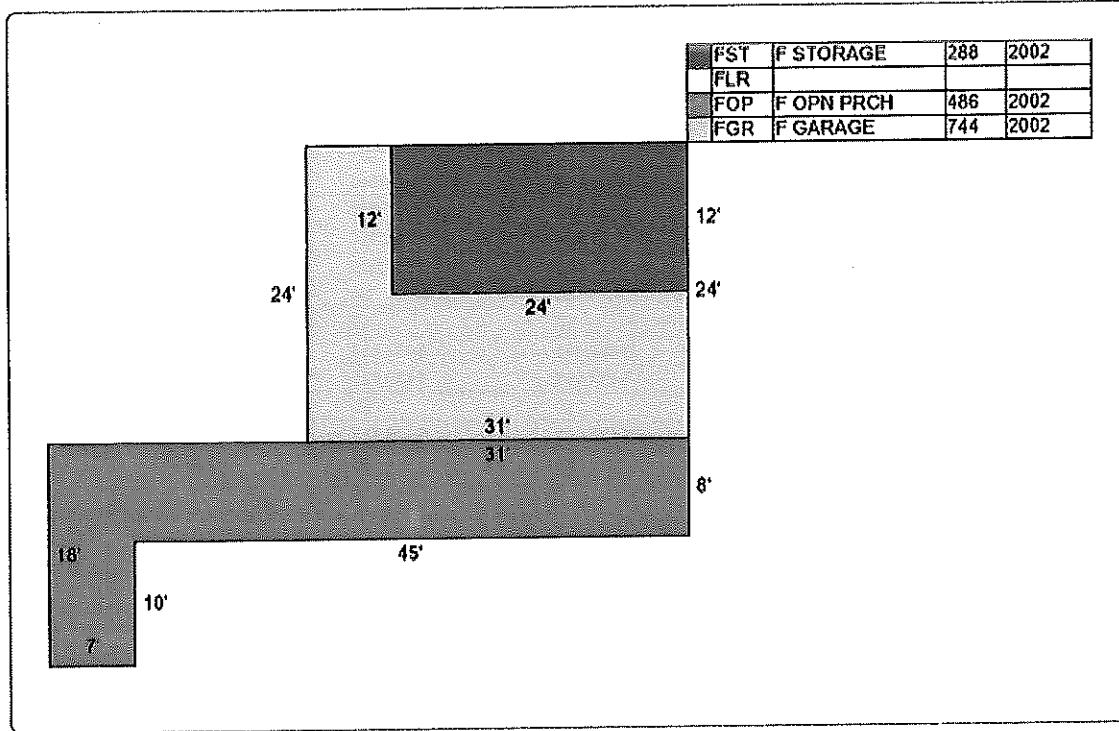
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

Sketches





No data available for the following modules: Commercial Buildings.

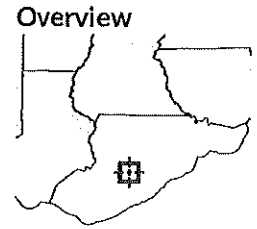
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Developed by
Schneider
GEO SPATIAL

Version 2.3.4



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0024-0010	Alternate ID	08W09S01833000240010	Owner Address	CARTER JASON EUGENE & TARAL
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		42 6TH ST
Property Address	42 6TH ST	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 24 LOTS 1 2				

(Note: Not to be used on legal documents)

Date created: 9/24/2019
Last Data Uploaded: 9/24/2019 7:08:53 AM

Developed by  **Schneider**
GEOSPATIAL



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 269 24th Ave. Interior Lot Zoning: R-3 Historic District: No

Block: 233
Lots: 27 & 28

Project Description:

14' x 64' Mobile Home- replacing hurricane damaged structure. Mobile Homes are an allowable use in R-3.

Flood Zone: X & AH 14' First Floor Elevation: 16.53' Complies with Flood Ordinance

Lot Size: 60' x 100'

Impervious Surface Proposed: 15% Allowed: 40% Complies with LDC

Height Proposed: 12' 6" Allowed: 35' Complies with LDC

Main Structure (Single Family Residential)

Setbacks Required: Front: 15' Rear: 25' Right : 7.5' Left: 7.5'

Setbacks proposed: Front: 15' Rear: 25' Right : 23' Left: 23'

Setbacks Proposed: Complies with LDC

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____	Permit # _____	Permit Fee _____
-------------	----------------	------------------

OWNER'S NAME: Kenia Martin

ADDRESS: 269 24th Ave, Apalachicola

CITY, STATE & ZIP CODE: FL, 32320 PHONE # 850-381-3072

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Jerry Lemieux

ADDRESS: 5940 Sycamore Rd, Quincy FL, 32351

CITY, STATE & ZIP CODE: _____ PHONE # 850-519-5153

STATE LICENSE NUMBER: 11280163 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 269 24th Ave Apalachicola FL, 32320

PROPOSED USE OF SITE: Replacement Home

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO

PROPERTY PARCEL ID # 01-098-08W-8330-0233-0270

LEGAL DESCRIPTION OF PROPERTY: 269 24th Ave, Apalachicola FL, 32320

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECTS/ENGINEERS NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____



Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

- Single Family ___ Townhouse ___ Commercial ___ Industrial
 ___ Duplex ___ Swimming Pool ___ Storage ___ Sign
 ___ Multi-Family ___ Demolition ___ Other

___ Addition, Alteration or Renovation to building. Must be 25' - see new site plan

Distance from property lines: Front 30 ft Rear 20 ft L. Side 23 ft
 R. Side 23 ft
 Cost of Construction \$ 46,370.53 Square Footage 846
 EPI N/A Flood Zone X Lowest Floor Elevation N/A
 Area Heated/Cooled yes # Of Stories 1
 Type of Roof Shingle Type of Walls 2x4 # Of Units 1
 Extreme Dimensions of: Length 24 Height 12.6 Width 14

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

Rose DeMuth
Signature of Owner or Agent

Date: 8-9-19

Nancy L. Houston
Notary as to Owner or Agent

My Commission expires: 07/11/2023

Signature of Contractor

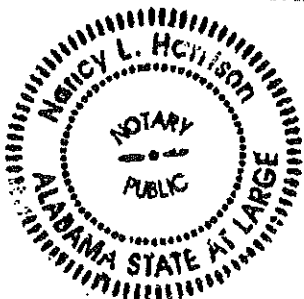
Date: _____

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____

BUILDING OFFICIAL.





Parcel Summary

Parcel ID 01-09S-08W-8330-0233-0270
 Location Address 269 24TH AVE
 32320
 Brief Tax Description* BL 233 LOTS 27 28 OR 513/281 584/318 673/177
 *The Description above is not to be used on legal documents.
 Property Use Code MOBILE HOM (000200)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Anzaldi Kenia E
 5002 Pretty Way
 Panama City, FL 32404

Residential Buildings

Building 1
 Type MOBILE HME
 Total Area 368
 Heated Area 368
 Exterior Walls AVERAGE
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type N/A
 Floor Cover SHT VINYL
 Heat AIR DUCTED
 Air Conditioning NONE
 Bathrooms 1
 Bedrooms 0
 Stories 0
 Effective Year Built 1969

Sales

Multi Parcel	Sale Date	Sale Price
N	08/14/2001	\$100
N	09/24/1997	\$10,000

Valuation

	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$3,896	\$3,896	\$3,896	\$3,896
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$12,000	\$9,000	\$9,000	\$9,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$15,896	\$12,896	\$12,896	\$12,896
Assessed Value	\$14,186	\$12,896	\$12,896	\$12,896
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$14,186	\$12,896	\$12,896	\$12,896
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



Overview



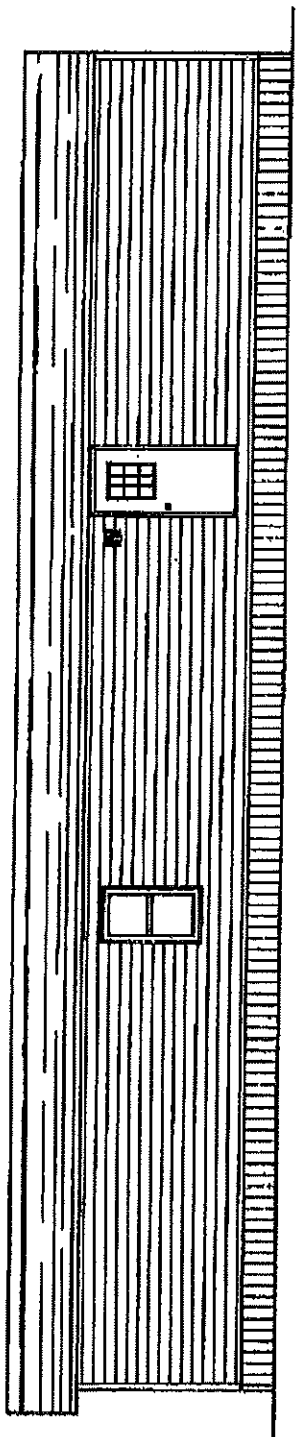
Legend

- Parcels
- Roads
- City Labels

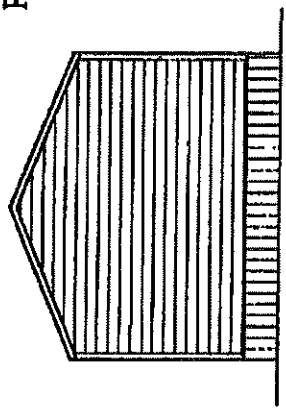
Parcel ID	01-09S-08W-8330-0233-0270	Alternate ID	08W09S01833002330270	Owner Address	ANZALDI KENIA E
Sec/Twp/Rng	1-9S-8W	Class	MOBILE HOM		5002 PRETTY WAY
Property Address	269 24TH AVE	Acreage	n/a		PANAMA CITY, FL 32404
District	3				
Brief Tax Description	BL 233 LOTS 27 28				
	(Note: Not to be used on legal documents)				

Date created: 8/27/2019
 Last Data Uploaded: 8/27/2019 7:09:09 AM

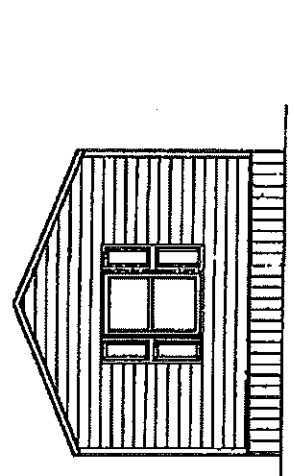
Developed by  **Schneider**
 GEOSPATIAL



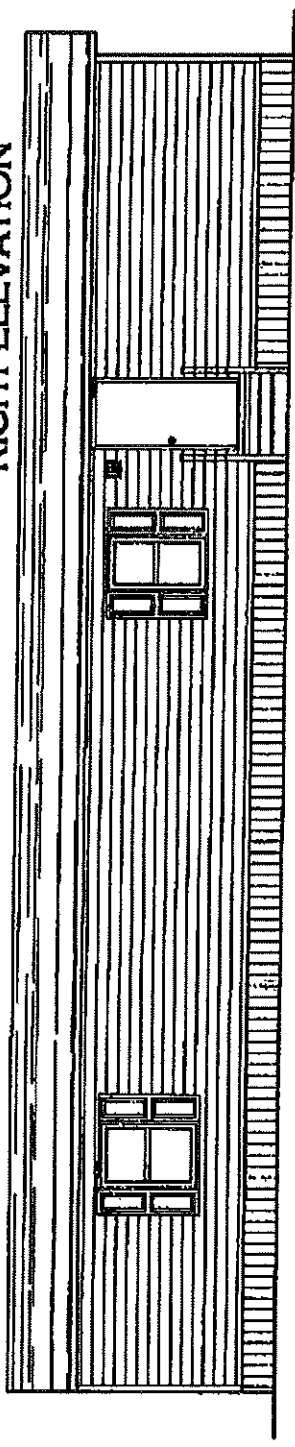
REAR ELEVATION



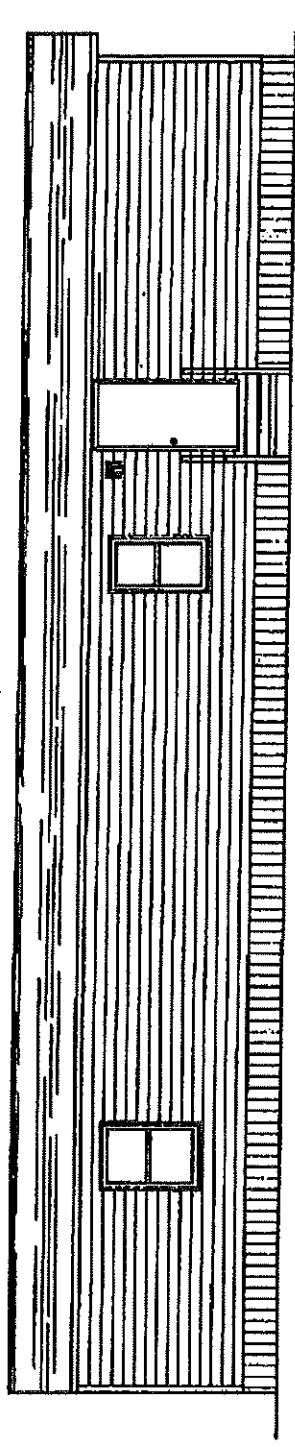
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



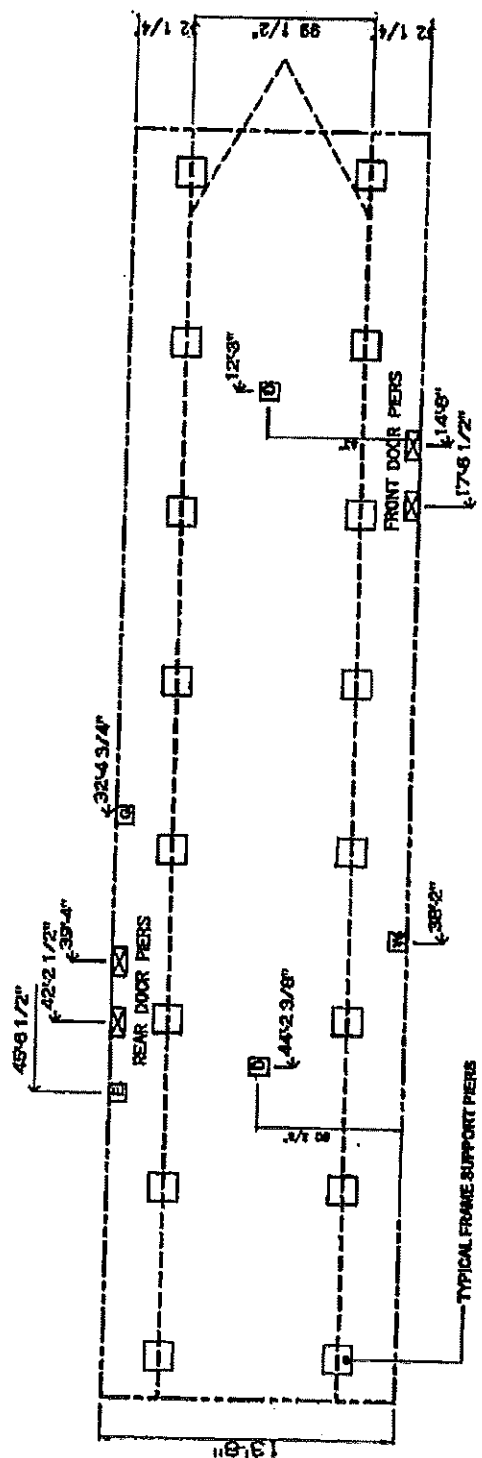
FRONT ELEVATION

820 SQ.FT. (STD PLAN "CONDITIONED")	
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")	
TRUJIA	Model # TRU14002A
Product Designer: Hudspeth	Drawing #: TRU14002A
14' x 60' Pep	TRU14002A
REV: 3/28/2016 2:28:08 PM, hudspeth	

Floor Plan

20 LB ROOF LOAD SIDEWALL OPENING PER LOAD 14 BOX WIDTH	SIDEWALL OPENING (FT)					
	3	4	5	6	8	10
	1175	1330	1485	1640	1950	2260

FOR 30 IN & 40 IN ROOF LOAD REFER TO TABLES 7 & 7A IN THE INSTALLATION MANUAL



SERVICE DROP LEGEND	
[E]	ELECTRICAL DROP
[W]	WATER INLET
[D]	VENT/FLUE/DRAIN/DROP
[G]	CHIMNEY

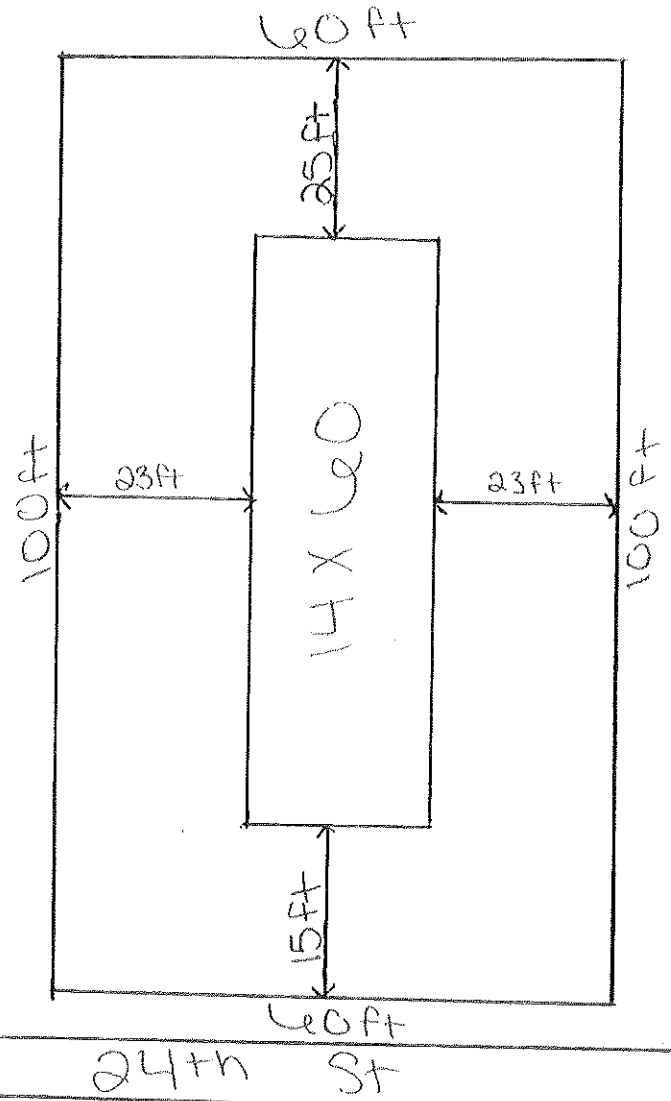
PIER LEGEND	
[□]	PERIMETER
[■]	PERIMETER
[■]	PERIMETER/DOORWAY

- NOTES:
- REFER TO TABLES 6 AND 6A IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7 AND 7A IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTING FOR HOMES THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10A TO DETERMINE FOOTING SIZE FOR ALL PIERS. REFER TO TABLE BUREAU PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHT. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIE-DOWN CHARTS (TABLE 16, 16A AND 20).
 - THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 6" BEAMS IS 8 FEET, 10" & 12" BEAMS IS 10 FEET. APPROXIMATE.
 - CONTACT THE MFG FACILITY FOR SPECIFICATIONS OF OPTIONS ORDERED.

820 SQ.FT. (STD PLAN "CONDITIONED")
 N/A SQ.FT. (W/OPT. PORCH/DECK "CONDITIONED")
 Made in THE NETHERLANDS
 Product Design: Holland
 Model: TRU-5002-CO-2
 14' x 60' Daylight
 15/4

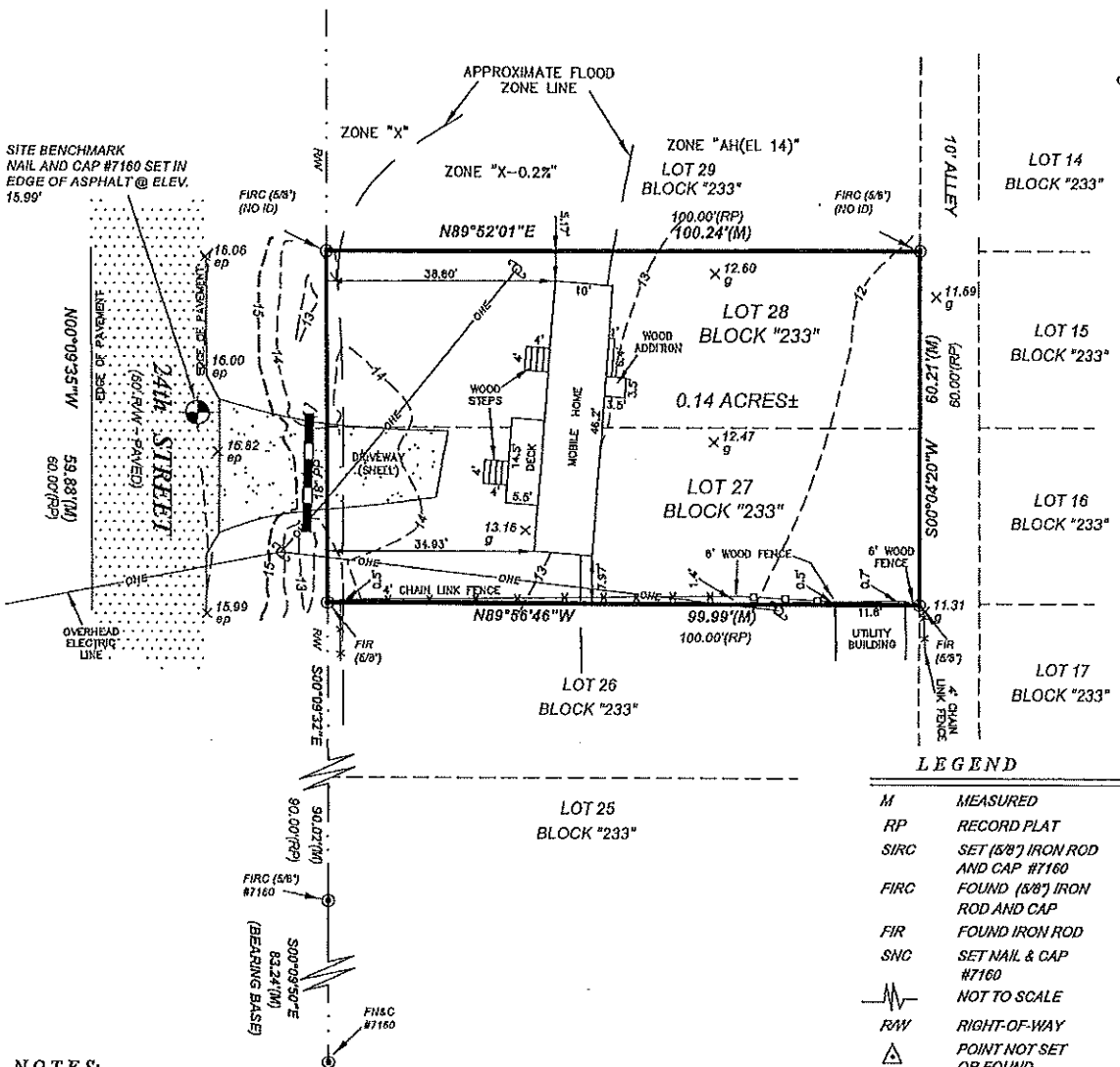
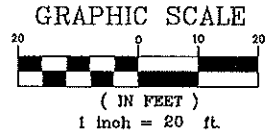
Floor Plan

updated site plan:



269 24th Ave

**PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:
DANIEL MARTIR NEGRON and KENIA MARTIR,
VANDERBILT MORTGAGE FINANCE, INC.,
U.S. SMALL BUSINESS ADMINISTRATION**



LEGEND

M	MEASURED
RP	RECORD PLAT
SIRC	SET (5/8") IRON ROD AND CAP #7160
FIRC	FOUND (5/8") IRON ROD AND CAP
FIR	FOUND IRON ROD
SNC	SET NAIL & CAP #7160
~	NOT TO SCALE
RW	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
⊙	POWER POLE
18" PP	PLASTIC PIPE

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Easterly right of way boundary of 24th Street having an assumed bearing of South 00 degrees 09 minutes 50 seconds East.
 3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING MONUMENTATION.
 6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGAL DESCRIPTION:
Lots 27 & 28, Block "233", GREATER APALACHICOLA, in THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in of Franklin County, Florida

REVISED 09/12/19; TOPOGRAPHICAL SURVEY ADDED - MD

FLOOD ZONE INFORMATION:
Subject property is located in Zones "X", "X-0.2%" and "AH (EL 14)" as per Flood Insurance Rate Map Community Panel No: 120089 0507F, Index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and correct to the best of my knowledge and belief. The survey marks or assets the records for provide the land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.S. 17.031/0505).

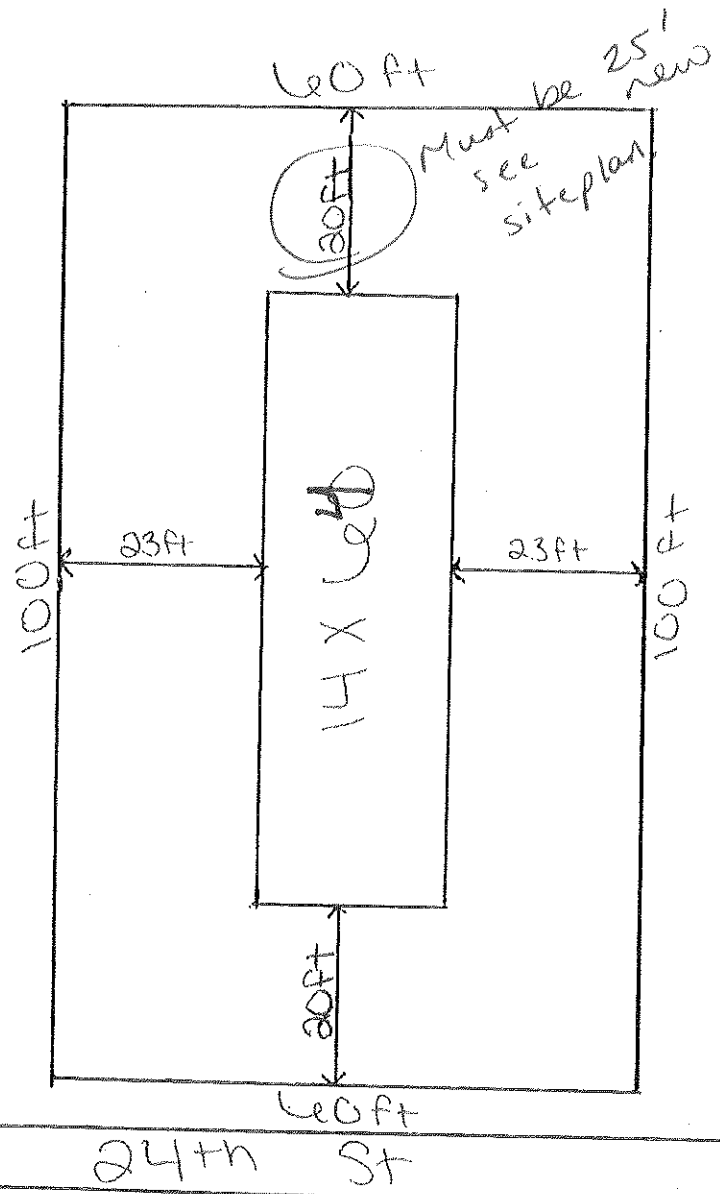
The undersigned surveyor has not been provided with the opinion or abstract of matters affecting title or boundary to this subject property. It is possible there are deeds of record, unrecorded deeds, or other instruments which have affected the title to this property.

[Signature]

DAVID T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261

TR & A
Thurman Roddenberry & Associates, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 163 • 121 SHELDON STREET • 307 CHOPPY, FLORIDA 32118
PHONE 407/328-1155 FAX 407/328-1155
L.B.# 7214

DATE: 08/19/19	DRAWN BY: BB	N.B.518 P.O.73	COUNTY: Franklin
FILE: 18430.D#9	DATE OF LAST FIELD WORK: 09/10/19	JOB NUMBER: 18-430	



269 24th Ave.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name KENIA MARTIR					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 269 24TH AVENUE					Company NAIC Number:	
City APALACHICOLA		State Florida		ZIP Code 32320		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 27 & 28, BLOCK "233" CITY OF APALACHICOLA						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>29.72369</u> Long. <u>-85.00286</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>5</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF APALACHICOLA 120089				B2. County Name FRANKLIN		B3. State Florida
B4. Map/Panel Number 12037C 0507	B5. Suffix F	B6. FIRM Index Date 02-05-2014	B7. FIRM Panel Effective/ Revised Date 02-05-2014	B8. Flood Zone(s) AH	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 14.00'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 269 24TH AVENUE			Policy Number:
City APALACHICOLA	State Florida	ZIP Code 32320	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 15.99' Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

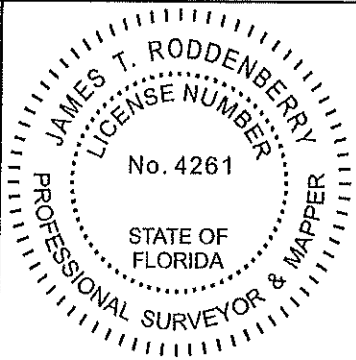

Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 16.53 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | 15.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 12.47 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 13.16 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name JAMES T. RODDENBERRY	License Number 4261		
Title PRESIDENT			
Company Name THURMAN RODDENBERRY & ASSOCIATES, INC.			
Address P.O. BOX 100			
City SOPCHOPPY	State Florida		ZIP Code 32358
Signature 	Date 09-25-2019	Telephone (850) 962-2538	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
JOB NUMBER: 18-430 CD
BENCHMARK: NAIL & CAP #7160 SET IN EDGE OF ASPHALT @ ELEV. 15.99' (NVAD 88)
C2c REPRESENTS THE SUPPORT BEAM UNDER THE MOBILE HOME WHICH NEEDS TO BE 2 FEET ABOVE THE BASE FLOOD OF 14 FEET.

Apalachicola Plan Review Summary

Address: 269 24th Ave Parcel ID: 01-095-08W-8330-0233-027

Owner: Kenia Martin Contractor: Clayton Homes

Residential: Commercial: _____ Industrial: _____

Project Description: Replacement Home 14'x60' Mobile Home

Type of Request: Residential Construction

Zoning: R-3 Historic: No

Density Units allowed: _____ Proposed Density Units: _____

Flood Zone: AH14 *- need TOPO+ benchmark. requested 8/29/2019 received 9/12/19* Seaward of CCCL? No Date of DEP permit if required: N/A

Elevation First Finished Floor: _____ Required Elevation: _____

Lot Size: 60' x 100' Covered Area Sq. Ft.: _____

Structure H/C: _____ Structure Footprint: _____ Garage: _____

Porches: _____ Deck/patio: _____ Shed: _____

Pool/Decking: _____ Driveway/ Parking: _____

Other: _____

Height Allowed: 35' Height Proposed: _____

Impervious Surface Allowed: _____ Proposed: _____

Setbacks required: Front: 15' Rear: 25' Left: 7.5' Right: 7.5'

Setbacks proposed: Front: 20' Rear: 20' Left: 23' Right: 23'

Notes: Zoning allows Mobile Homes.
Adjust location of structure to meet rear
setback of 25' - emailed contractor for
new site plan - 8/27/2019.



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: 250 ½ Hwy 98 Interior Lot

Zoning: R-1

Historic District: No

Project Description:

Residential Dock with 12' x 20' boat lift, 1,259 Sq. Ft.

Terminus: 15' 10'

Uploads 41' x 4'

Wetlands: 4' x 275'

Flood Zone: AE & VE

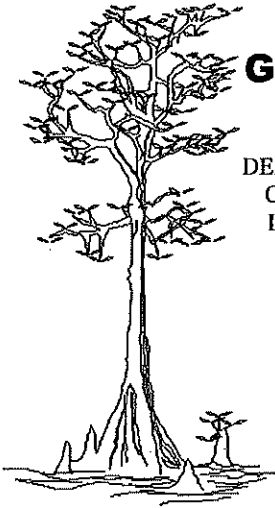
Lot Size: 65' x 328'

Accessory Structure (Dock):

Impervious Surface Proposed: N/A

Setbacks: N/A

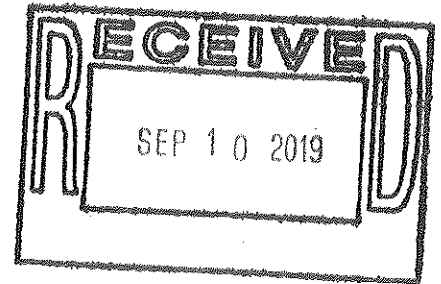
Note: D.E.P. permit provided.



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL
DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS •
CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL
LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE
MARINA, DOCK, AND SUBDIVISION DESIGN

LETTER OF TRANSMITTAL



DATE: September 10, 2019

TO: To Whom It May Concern
City of Apalachicola
192 Coach Wagner Blvd.
Apalachicola, FL 32320

RE: Application Single Family Dock
Jay Chesley / City of Apalachicola
GEA File No. 19-096/EP

Attached is an application for the construction of Single-Family Residential Dock for the referenced project. The proposed project is located in Section 1, Township 9 South, Range 8 West, in Franklin County, FL, in the Apalachicola Bay, within 2 mile. The following information should aid you in your review:

The project consists of constructing a single-family residential dock with an access walkway 275 ft in length and 4 ft. in width. The terminus will be constructed 10 ft. by 15 ft, with a 3 ft by 3 ft. step down. The total square footage of proposed dock will be 1259 sq. ft. Two (2) boat lifts will be placed at the terminus of the dock, which will be 12 ft. in width and 20 ft. in length. Turbidity curtains will be placed around the area of the proposed work and will remain in place until turbidity is well within the limits of the State Water Quality Standards.

The water depth at the location of the terminus is -2.50' at mean low water. The proposed dock will meet the required 75 ft. setback from the USCOE Channel.

The piling size will be 6 inches in diameter and will be spaced 10 ft. minimum between piles. The decking will be no greater than 8 inches in width and spaced no less than one-half inch apart after shrinkage. Turbidity Curtains will be deployed around the construction site and will remain until turbidity has returned to normal.

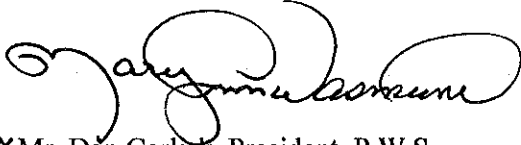
P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899
FAX (850) 653-9656
garlick@garlickenv.com

dan@garlickenv.com
~~manu~~
manuanna@garlickenv.com

Evidence of title to the subject riparian upland property is attached in the form of a Warranty Deed.

If you have any questions or need any additional assistance, please do not hesitate to call me at (805) 653-8899 or send an email to dan@garlickenv.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Garlick". The signature is fluid and cursive, with a large loop at the end.

for Mr. Dan Garlick, President, P.W.S.
Garlick Environmental Associates, Inc.

Attachments

Cc: Jay Cheisey

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Jay Chesley

ADDRESS: 250 1/2 U.S. Hwy 98

CITY, STATE & ZIP CODE: Apalach FL 32320 PHONE # 850-653-6995

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: _____

PROPOSED USE OF SITE: _____

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? NO YES

PROPERTY PARCEL ID # 01-093-08W-8360-0005-013B

LEGAL DESCRIPTION OF PROPERTY: Neels Subdivision

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

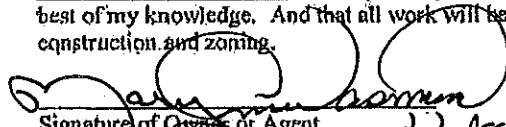
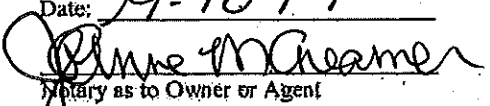
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other (DOCK)
 Addition, Alteration or Renovation to building.

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ _____ Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit of the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

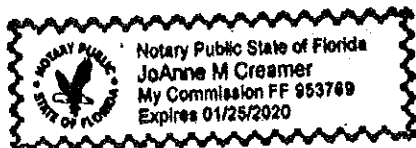
OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.


 Signature of Owner or Agent
GARLIK Environmental Assoc. Inc.
 Date: 9-10-19

 Notary as to Owner or Agent
 My Commission expires: 1/25/20

 Signature of Contractor
 Date: _____

 Notary as to Contractor
 My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Jay + Lisa Chesley
Address 250 1/2 U.S. Highway 98
City Apalachicola State FL Zip 32320
Phone (850) 653-6995

State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: DOCK

PROPERTY INFORMATION:

Street Address: 250 1/2 U.S. Hwy 98 City & State Apalachicola FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: 01-09S-08W-8360-0005-013B Block(s) _____ Lot(s) _____

FEMA Flood Zone/Panel #: N/A
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contacted to handle the City of Apalachicola Building Permits, EPC.


Cortni Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 205) Phone
(850) 653-5028 Cell
cortnibankston@cityofapalachicola.com

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understood the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

9-10-19
DATE


SIGNATURE OF APPLICANT
as agent for applicant
Garlick Environmental Assoc. Inc

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Construction of a Dock-Access Walkway 275' x 4'
 Terminus 15' x 10' w/ 3' x 3' Step Down, And a
 12' x 20' Boat Lift

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 9-9-19

PERMIT #: _____

NAME: Jay + Lisa Chesley
MAILING ADDRESS: 250 1/2 U.S. Hwy 98 CITY/STATE/ZIP: Apalach, FL 32320
PHONE: 850-653-6995

STREET ADDRESS: 250 1/2 U.S. Highway 98
LEGAL DESCRIPTION: _____
PARCEL I.D.#: 01-09S-08W-8360-0005-013B

DESCRIBE DEVELOPMENT: Construction of a Single Family Dock - 275' x 4' Access Walkway, Terminus 15' x 10' w/ 3' x 3' Stepdown - Boat Lift 12' x 20'

RESIDENTIAL: COMMERCIAL: _____ NEW STRUCTURE: _____ SUBSTANTIAL IMPROVEMENT: _____

FLOOD ZONE INFORMATION:

PANEL NO.: _____ FIRM ZONE: _____ BFE: _____ GRADE ELEVATION: _____

ELEVATION OF THE LOWEST HORIZONTAL SUPPORTING MEMBER OF STRUCTURE:
AND/OR TOP OF THE BOTTOM FLOOR _____ (PER PLANS)

SQUARE FEET OF ENCLOSURE BELOW BFE: _____ (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

I/We, _____, have been made aware by the City of Apalachicola Building Department that my/our property is currently located in a 100 year flood zone based on FEMA Maps dated June 17, 2002. I/We have also been made aware that due to the proposed changes to the FIRM Maps, which took effect in 2014; my/our property may be adversely affected by these changes and could result in higher Base Flood Elevation Requirements and/or higher insurance premiums.

STREET ADDRESS: _____ PARCEL I.D.#: _____
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

The attached information sheet on this parcel indicates both the effective and preliminary flood zones for this parcel.

Signature of owner or developer

Date

Site Plan Review/Checklist (Section VII. Site Plan Review Regulations)

The Site Plan Review Process is applicable for any development OTHER THAN the construction of one single family residence on an individual lot unless such lot is located within the Special Waterfront District. The development of multifamily dwellings, commercial structures, industrial structures, parking lots, and all special exceptions must be approved through the site plan review process. Also included are projects which involve the alteration or conversion of any existing structure into a multi-family, commercial, or industrial structure which involves a change where there is the need for upgrading of the site for parking requirements, fire flow, storm water management, etc.

F. SITE PLAN CHECKLIST

Site plans or any portion thereof involving engineering shall be certified and prepared by and/or under the direct supervision of a professional engineer. Site plans shall contain maps and documents indicating the following:

A. General Information

1. Name of Project
2. Statement of intended use of site
3. Legal description of the property, size of parcel in acres or square feet and the linear dimensions of the property.
4. Name, address, and telephone number of the owner or owners of record.
5. Name, address, and telephone number if the applicant and firm which he represents.
6. Name, address, signature and registration of the professionals preparing the plan.
7. Date, north arrow and scale, number of sheets; the scale (not smaller than one(1) inch to fifty (50) feet shall be designated and, where appropriate, the same scale should be used in drawing the site plan rather than varying the scale.
8. Vicinity map, showing relationship proposed development to the surrounding streets, wetlands and water bodies shall be at a scale of not less than one inch equals two thousand feet (1: +2,000')
9. Location and identification of soil characteristics including wettest season high water table elevation, vegetable cover, wetlands, water bodies and the 100 year floodplain, including elevation, on the site.
10. Existing topography at two (2) foot contour intervals for the propose site, except where determined to be unnecessary by the City Planner.
11. Finish grading elevation
12. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, right-of-way, the building setback lines, if different than those specified by the Zoning Regulation.) In addition, state any commitments, such as, contributions to offset public facilities impacts.

B. Building and Structures

1. Intended use
2. Number of stories
3. Height of building
4. Number of dwelling units and density for multifamily site plans
5. Projected number of employees (if applicable)
6. (Restaurants) show number of seats and occupancy load.
7. Square footage for proposed development - gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc.

C. Streets, Sidewalks, Driveways, Parking Areas and Loading Spaces

1. If available, engineering plans and specifications for street, sidewalks, and driveways, this information will be required prior to the issuance of a building permit.
2. All parking spaces designated and calculated as per code requirements
3. Number of parking spaces
4. Number and location of handicapped spaces
5. Number and designation of loading spaces
6. Number of square feet of paved parking and driveway area
7. Surface materials of driveways
8. Cross section of proposed street improvements
9. Fire lanes
10. Location of proposed driveways and median cut(s)
11. Internal traffic circulation plan, including directional arrows and signs to direct traffic flow
12. Location of traffic-control signs and signalization devices
13. Designate location of sidewalks
14. Coordinate walkways, driveways, etc., with facilities in adjacent developments
15. All proposed streets and alleys
16. The extension or construction of service roads and access thereto on-site must be shown where applicable

D. Existing Improvements (On-Site, adjacent to site)

1. Driveway and median cuts
2. Sidewalks, streets, alleys, and easements (note widths and type)
3. Storm water management systems to include natural and structural (size and materials, invert elevation)
4. Size and location of nearest water mains, valves, and fire hydrants
5. Sanitary sewer systems (size, invert elevations, etc., to be included)
6. Gas, power and telephone lines, where available.

E. Proposed Water and Sewer Facilities

1. Water, Size, material and location of water mains, plus valves and fire hydrants. Engineering plans and specifications will be required prior to the issuance of a building permit.
2. Sanitary Sewer Systems. Size, material, and location of lines. Engineering plans and specifications, with submittal of a profile where required, will be required prior to the issuance of a building permit.

F. Solid Waste, Location (s) and access provisions for refuse service, including pad-screening, fencing, and landscaping.

G. Dredge and Fill. If any dredging or filling is intended in the development, a copy of the dredge and fill permit issued by the Florida Department of Environmental Regulations shall be required prior to the issuance of a building permit.

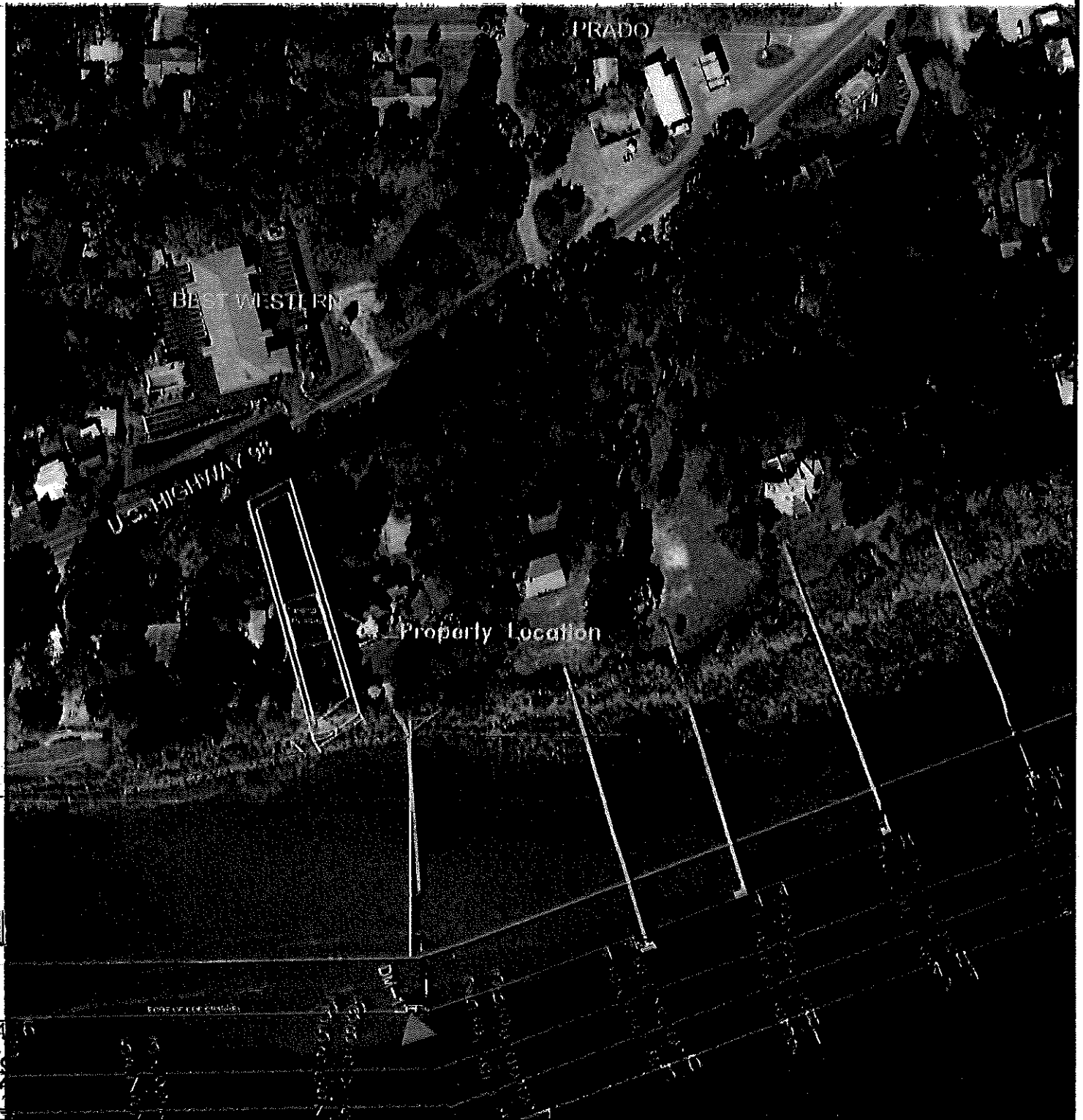
H. Storm water Management. A copy of the storm water permit pursuant to Chapter 17-25 F.A.C. issued by the Florida Department of Environmental Regulations shall be required prior to the issuance of a building permit. For those developments exempt from a storm water permit pursuant to 17.25 F.A.C., a storm water management system shall be required of all development within the Special Waterfront District.

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Jay Chesley
WATERBODY/CLASS: Apalachicola Bay/Class II/OFW
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola / Franklin County
LATITUDE: 29° 42' 51.0"
LONGITUDE: 84° 59' 52.0"
SECTION: 1 TWNSH: 9 South RNG: 8 West

JOB: 19-096
DEP:
COE:
OTHER:
DATE: September 3, 2019
SHEET: 1/4

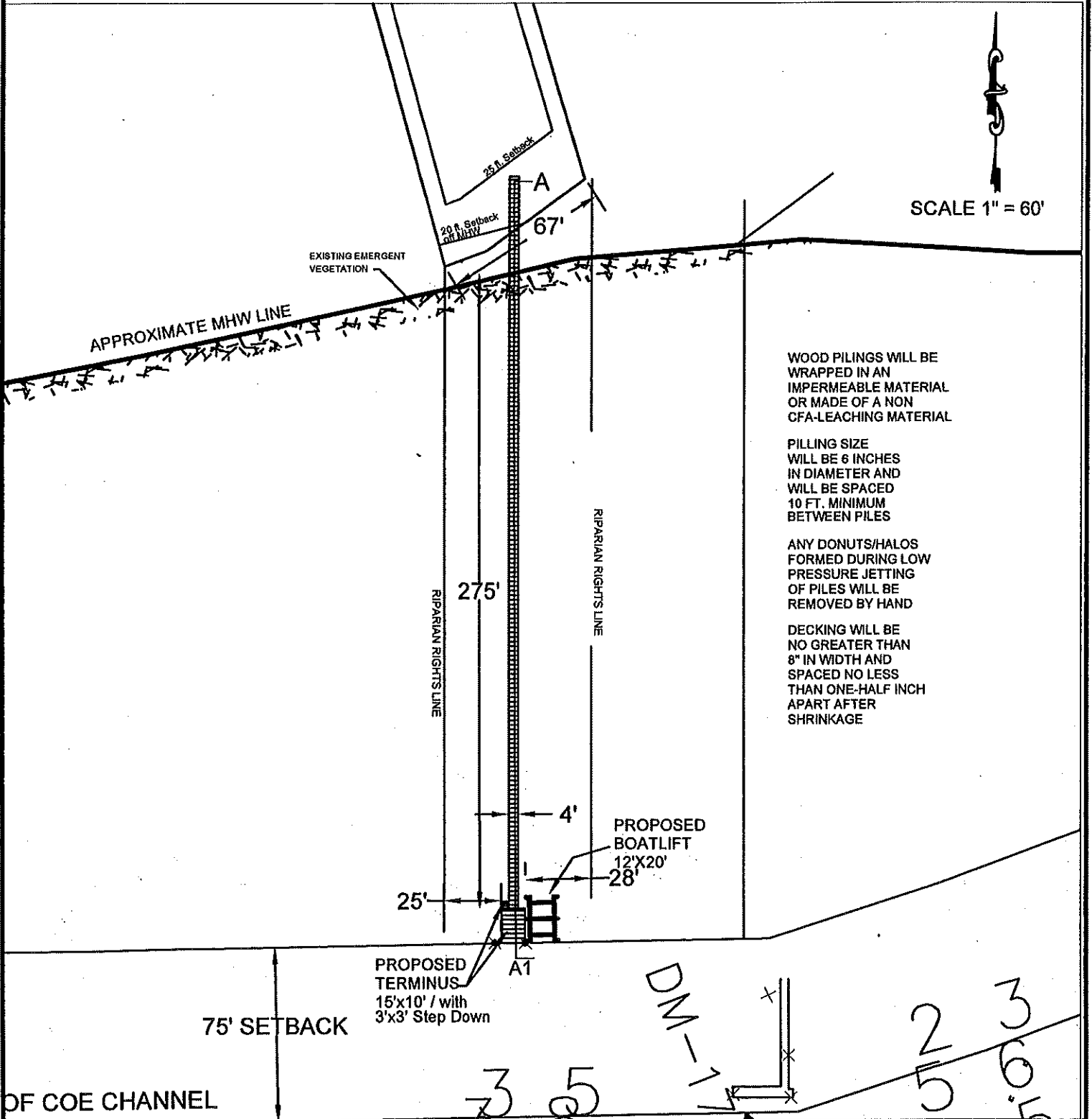


PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Jay Chelsey
 WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW
 PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Apalachicola / Franklin County
 LATITUDE: 29° 42' 51"N
 LONGITUDE: 84° 59' 53"W
 SECTION: 1 TOWNSHIP: 9 South RNG: 8 West

JOB: 19-096
 DEP:
 COE:
 OTHER:
 DATE: September 3, 2019
 SHEET: 3/4



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385

(850) 653-8899

FAX (850) 653-9656

garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Jay Chesley

WATERBODY/CLASS: Apalachicola Bay / Class II / OFW

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE: 22° 42' 51"

LONGITUDE: 84° 59' 52"

SECTION: 1 TOWNSHIP: 9 South RANG: 8 West

JOB: 19-096

DEP:

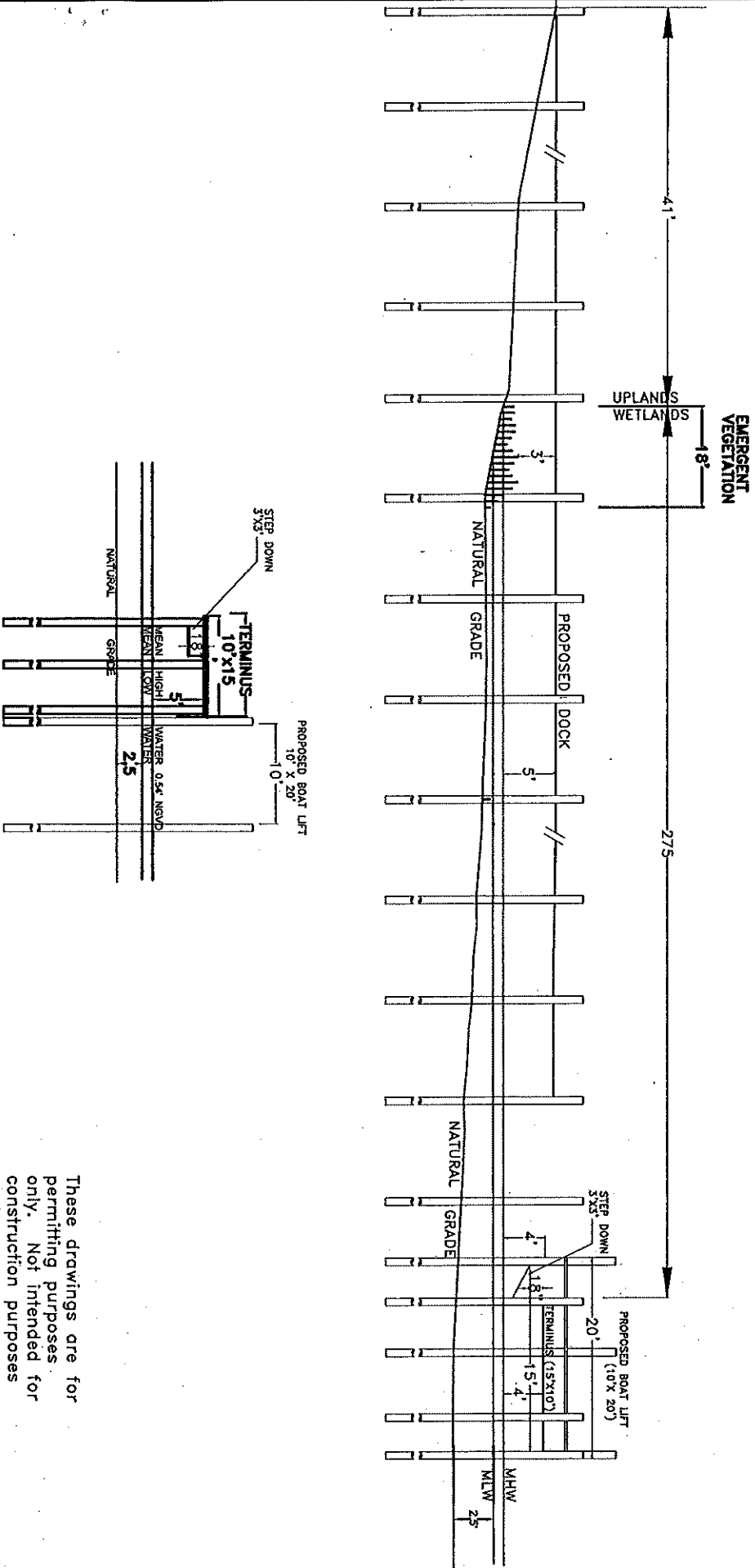
COE:

OTHER:

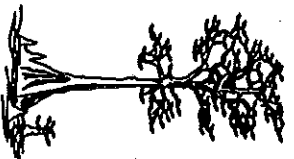
DATE: September 3, 2019

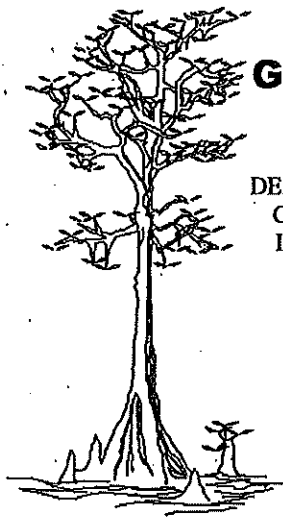
SHEET: 4/4

Cross Section
of Proposed Dock
Not To Scale



These drawings are for permitting purposes only. Not intended for construction purposes





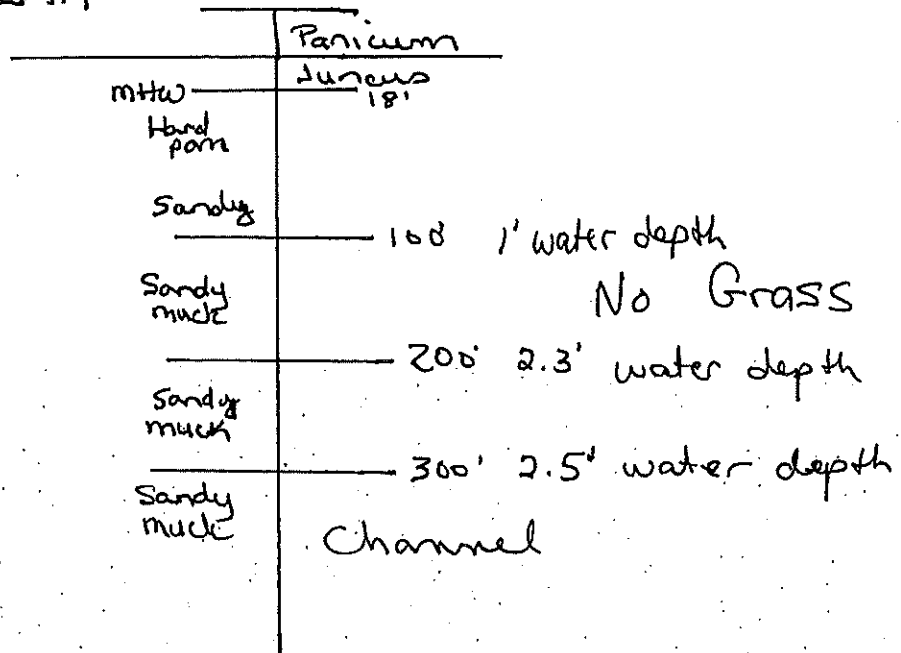
GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

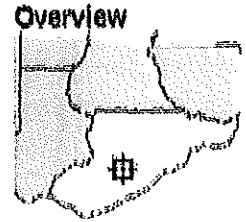
GEA JOB: 19-096
DATE: 8/29/19
TIME: 9:53
SITE: Chesley
INSPECTOR: Jo Lewis

JOB TYPE: EA/NFI/LPS/SAV/HCP Dock
AMBIENT CONDITIONS: temp 82° water level _____ weather sunny
TRANSECTS 4
FLORA Panicum, Juncus
DEPTH 2.5' at Terminus
MAP: Google Earth

NOTES:



P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899
FAX (850) 653-9656
garlick@garlickenv.com



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-098-08W-8860-0005-013B	Alternate ID	08W0980183600005013B	Owner Address	CHEELEY JAY & LISA
Sec/Twp/Rng	**	Class	VACANT		189 AVENUE L
Property Address	250 1/2 HIGHWAY 98	Acreage	n/a		APALACHICOLA, FL 32820
District	3				
Brief Tax Description	A PARCEL IN NEEDS ADDITION				
	(Note: Not to be used on legal documents)				

Date created: 8/8/2019
 Last Data Uploaded: 8/8/2019 7:12:23 AM

Developed by  **Schneider**
 GEOSPATIAL



Parcel Summary

Parcel ID 01-095-08W-8360-0005-013B
 Location Address 250 1/2 HIGHWAY 98
 32320
 Brief A PARCEL IN NEEDS ADDITION 112X255 ALSO PARCEL 2 SEE DEED 710/506 715/280-CORRECTIVE 862/228 862/232-CORRECTIVE 1056/781 FINAL
 Tax Description* JUDGEMENT 1199/690
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng --
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Chesley Jay & Lisa
 189 Avenue L
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000130	SFR WATER	68.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	08/07/2017	\$150,000	WD	1199	690	Qualified (Q)	Vacant	CONNORS	CHESELEY
N	07/15/2005	\$100	CD	862	232	Unqualified (U)	Vacant	WHITE	CONNORS
N	07/15/2005	\$100	QC	862	228	Unqualified (U)	Vacant	CONNORS	WHITE
N	10/17/2002	\$100	WD	715	280	Unqualified (U)	Vacant	WHITE	CONNORS
N	08/30/2002	\$199,000	WD	710	506	Unqualified (U)	Vacant	WHITE	CONNORS

Valuation

	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$108,800	\$108,800	\$71,500	\$71,500	\$71,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$108,800	\$108,800	\$71,500	\$71,500	\$71,500
Assessed Value	\$73,524	\$66,840	\$60,764	\$55,240	\$50,218
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$73,524	\$66,840	\$60,764	\$55,240	\$50,218
Maximum Save Our Homes Portability	\$0	\$41,960	\$10,736	\$16,260	\$21,282

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

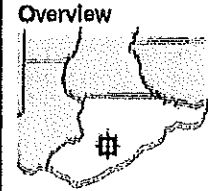
User Privacy Policy
 GDPR Privacy Notice

Last Data Upload: 9/9/2019 7:12:23 AM



Version 2.3.3

Adjacent Neighbor



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8360-0005-0130	Alternate ID	08W09S01836000050130	Owner Address	WISNIEWSKI MARC JOSEPH LAMONS LAMONS CYNTHIA WISNIEWSKI
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		181 COVENTRY ROAD
Property Address	252 HIGHWAY 98	Acreeage	n/a		DECATUR, GA 30030
Distrjct	3				
Brief Tax Description	255 X 112				

(Note: Not to be used on legal documents)

Date created: 9/3/2019
Last Data Uploaded: 9/3/2019 7:14:47 AM

Developed by Schneider
GEOSPATIAL

Adjacent Neighbor



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-095-08W-8360-0005-0120	Alternate ID	08W09S01836000050120	Owner Address	COXWELL BEVERLY A TRUSTEE
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		250 HIGHWAY 98
Property Address	250 HWY 98	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	PARCEL IN NEEDS ADDITION				

(Note: Not to be used on legal documents)

Date created: 9/3/2018
Last Data Uploaded: 9/3/2019 7:14:47 AM

Developed by  Schneider
GEOSPATIAL

Prepared by:
Kristy Branch Banks, PA
PO Box 176
Apalachicola, Florida 32329

When recorded return to:
Kristy Branch Banks, PA
PO Box 176
Apalachicola, Florida 32329

Inst: 20171900-1195 Date: 08/09/2017 Time: 1:34PM
Page 1 of 4 B: 1199 P: 690, Marcia Johnson, Clerk of Court
Franklin County, FL: SM Deputy Clerk
Doc Stamp-Deed: 1050.00

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Susan Connors
4413 Forest Haven Dr. S, Jacksonville, FL 32257
The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Jay Chesley and Lisa Chesley, as a married couple
189 Avenue L
Apalachicola, Florida 32320
The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

See Attached Exhibit "A" Legal Description

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 01-09S-08W-8360-0005-013B.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. **CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.

7. **WARRANTY**

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.

8. **NOT HOMESTEAD**

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on August 7, 2017.

Susan Connors 8-7-2017
Susan Connors (Date)
4413 Forest Haven Dr. S, Jacksonville, FL
32257

Signed in the presence of:

Signed in the presence of:

Emily Beiswenger 8/7/17
First Witness Signature (Date)
Printed Name:
EMILY Beiswenger

AShley Summer 8-7-17
Second Witness Signature (Date)
Printed Name:
ASHLEY Summer

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 07 day of AUG, 2017, by Susan Connors, who is personally known to me or has produced FLDL as identification.



Leslie Bello
Notary Public - State of Florida

NOTARY SEAL:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Commence at an iron pipe marking the Southeast corner of a tract of land described in deed from W. H. Neel and wife to Clara D. Gibson, dated December, 31, 1903 and recorded at pages 242 through 246, Volume "L", of the Public Records of Franklin County, Florida and being located in Section 12, Township 9 South, Range 8 West, Franklin County, Florida and run South 76 degrees 03 minutes 57 seconds West 379.16 feet to a re-rod (marked #4261), thence run North 14 degrees 52 minutes 10 seconds West 146.30 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 14 degrees 52 minutes 10 seconds West 164.08 feet to an iron pipe lying on the Southerly right-of-way boundary of U.S. Highway No. 98, said point also lying on a curve concave to the Northwesterly, thence run Southwesterly along said right-of-way boundary and said curve with a radius of 3769.83 feet, through a central angle of 00 degrees 56 minutes 16 seconds, for an arc distance of 61.70 feet, chord being South 61 degrees 40 minutes 08 seconds West 61.70 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run South 14 degrees 52 minutes 10 seconds East 167.25 feet to a re-rod (marked #7160), thence run North 58 degrees 50 minutes 32 seconds East 62.51 feet to the POINT OF BEGINNING.

PARCEL 2

Commence at an iron pipe marking the Southeast corner of a tract of land described in deed from W. H. Neel and wife to Clara D. Gibson, dated December 31, 1903 and recorded at pages 242 through 246, Volume "L" of the Public Records of Franklin County, Florida and being located in Section 12, Township 9 South, Range 8 West, Franklin, County, Florida and run South 76 degrees 03 minutes 57 seconds West 379.16 feet to a re-rod (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 14 degrees 52 minutes 10 seconds West 146.30 feet to a re-rod (marked #7160), thence run South 58 degrees 50 minutes 32 seconds West 62.51 feet to a re-rod (marked #7160), thence run South 14 degrees 52 minutes 10 seconds East 167.24 feet to the approximate mean high water line of Apalachicola Bay, thence run North 88 degrees 23 minutes 41 seconds East along said mean high water line 13.64 feet, thence run North 48 degrees 07 minutes 07 seconds East along said mean high water line 52.44 feet, thence leaving said mean high water line run North 14 degrees 52 minutes 10 seconds West 17.78 feet to the POINT OF BEGINNING.

TOGETHER WITH a 10.00 foot wide Access and Utility Easement being more particularly described as follows:

Commence at an iron pipe marking the Southeast corner of a tract of land described in deed from W. H. Neel and wife to Clara D. Gibson, dated December 31, 1903 and recorded at pages 242 through 246, Volume "L" of the Public Records of Franklin County, Florida and being located in Section 12, Township 9 South, Range 8 West, Franklin, County, Florida and run South 76 degrees 03 minutes 57 seconds West 379.16 feet to a re-rod (marked #4261), thence run North 14 degrees 52 minutes 10 seconds West 146.30 feet to a re-rod (marked #7160), thence run South 58 degrees 50 minutes 32 seconds West 52.09 feet to the

POINT OF BEGINNING. From said POINT OF BEGINNING run North 14 degrees 52 minutes 10 seconds West 166.65 feet to the Southerly right-of-way boundary of U.S. Highway No. 98, said point also lying on a curve concave to the Northwesterly, thence run Southwesterly along said right-of-way boundary and said curve with a radius of 3769.83 feet, through a central angle of 00 degrees 09 minutes 22 seconds, for an arc distance of 10.27 feet, chord being South 62 degrees 03 minutes 35 seconds West 10.27 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run South 14 degrees 52 minutes 10 seconds East 167.25 feet to a re-rod (marked #7160), thence run North 58 degrees 50 minutes 32 seconds East 10.42 feet to the POINT OF BEGINNING.



FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor
Araucario Ruiz
Lt. Governor
Neah Valenzuela
Secretary

September 23, 2019

Jay & Lisa Chesley
250 ½ Highway 98
Apalachicola, Florida 32920
Chesley.J.L@gmail.com

File No.: 0379992-001.-EG/19, Franklin County

Dear Mr. & Mrs. Chesley:

On September 9, 2019, we received your notice of intent to use a General Permit (GP) pursuant to Rule 62-330.427, Florida Administrative Code (F.A.C.) to construct a single-family dock that precepts 1,259 square feet within Apalachicola Bay Aquatic Preserve, Class II Outstanding Florida Waters, Prohibited Shellfish Harvesting Area. The project is located at 250 ½ Highway 98, Apalachicola, Florida 32920, Parcel No. 01-09S-08W-8360-0005-013B, in Section 12, Township 9 South, Range 8 West of Franklin County, at approximately 29°42'51.28" North Latitude, 84°59'52.49" West Longitude.

Your intent to use a general permit has been reviewed by Department staff for three types of authorization: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project did not qualify for the federal authorization, therefore additional authorization must be obtained prior to commencement of the proposed activity. This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

1. Regulatory Review – Approved

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the General Permit under Rule 62-330.427, F.A.C. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, F.A.C. (attached) and the specific conditions of Rule 62-330.427, F.A.C. (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish to continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review – Part IV of Chapter 373, Florida Statutes (F.S.), Title 62, F.A.C., and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258, F.S. and Chapters 18-20 and 18-21, F.A.C.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above and has determined that the activity qualifies for a Letter of Consent under Section 253.77, F.S. to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), F.A.C. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, F.S. and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review – Chapters 253 and 258, F.S., Chapters 18-20 and 18-21, F.A.C., and Section 62-330.075, F.A.C., as required.

3. Federal Review – SFGP Not Approved

Your proposed activity as outlined on your application and attached drawings does not qualify for Federal authorization pursuant to the State Programmatic General Permit and a SEPARATE permit or authorization shall be required from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at <https://www.sai.usace.army.mil/Missions/Regulatory/Source-Book>.

File Name: Chesley Dock
File No.: 0379992-001-EG/19
Page 2 of 13

www.dep.state.fl.us

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant to Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S. by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and

by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

If you have any questions regarding this matter, please contact Whitney Bretana at the letterhead address, at (850)595-0658, or at Whitney.Bretana@FloridaDEP.gov

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Whitney Bretana

Whitney Bretana

Environmental Specialist

Submerged Lands and Environmental Resources Program

Attachments:

1. Rule 62-330.427, F.A.C., 2 pages
2. General Conditions for All General Permits, Rule 62-330.405, F.A.C., 3 pages
3. Special Consent Conditions for Use of Sovereignty Submerged Lands, 1 page
4. General Consent Conditions for Use of Sovereignty Submerged Lands, 2 pages
5. Project Drawings, 3 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Dean Garrick, dean@garrickenv.com

Jonathan Brueker, Jonathan.Brueker@dep.state.fl.us

Franklin County, bestywebb@cityofpalachicola.com, michael@franklincountyflorida.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F.S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Stephanie Bui

Clerk

September 23, 2019

Date

62-330.427 General Permit for Docks, Piers and Associated Structures.

(1) A general permit is granted to any person to construct, extend, or remove a dock or pier and associated structures as described below:

(a) A private, single-family pier or dock with up to two boat lifts that, together with all existing structures on the shoreline of the property, does not exceed a total area of 2,000 square feet over surface waters. Such a structure:

1. Shall not accommodate the mooring of more than two vessels, either in the water or on a boat lift. Solely for purposes of this general permit, up to two personal watercraft as defined in section 327.02(33), F.S., may be moored in lieu of either or both allowable vessels of another type. These limits shall not apply to the mooring, storage or other use of the dock or pier by:

- a. Non-motor-powered vessels less than 16 feet in length that are stored on or under the dock or pier, or within an authorized mooring area; or
- b. Personal watercraft, dinghies or similar small vessels that are stowed out of the water, upon a larger parent vessel that is moored at the dock in compliance with this general permit.

2. Shall be located such that all areas used for vessel mooring and navigational access already provide a minimum depth of two feet below the mean low water level for tidal waters, or two feet below the expected average low water depth for non-tidal waters as determined based on best available information for the water body at the project location; and

3. May include a roof over the vessel mooring areas, boat lifts, and terminal platform, or any portions thereof, subject to the applicable provisions of chapters 253 and 258, F.S., and the rules adopted thereunder. Portions of such roofs that overhang beyond the edge of decked portions of the pier or dock shall be included in the calculation of the total square footage of over-water structure allowed under paragraph (1)(a), above.

(b) A public fishing pier that does not exceed a total area of 2,000 square feet provided the structure is designed and built to discourage boat mooring by elevating the fishing pier to a minimum height of five feet above mean high water or ordinary high water, surrounding the pier with handrails, and installing and maintaining signs that state "No Boat Mooring Allowed."

(2) This general permit shall be subject to the following specific conditions:

(a) Construction or extension of the boat lift, boat mooring locations, or terminal platform, shall not occur over submerged grassbeds, coral communities or wetlands. However, the access walkway portion of the pier may traverse these resources provided it is elevated a minimum of five feet above mean high water or ordinary high water, contains handrails that are maintained in such a manner as to prevent use of the access walkways for boat mooring or access, and does not exceed a width of six feet, or a width of four feet in Aquatic Preserves;

(b) There shall be no structures enclosed by walls, screens, or doors on any side;

(c) The dock or pier will not facilitate vessel rentals, charters, or serve any other commercial purpose;

(d) There shall be no fish cleaning facilities, boat repair facilities or equipment, or fueling facilities on the structures authorized by this general permit. In addition, no overboard discharges

of trash, human or animal waste, or fuel shall occur from any structures authorized by this general permit.

(e) This general permit shall not authorize the construction or extension of more than one dock or pier per parcel of land or individual lot. For the purposes of this general permit, multi-family living complexes shall be treated as one parcel of property regardless of the legal division of ownership or control of the associated property; and

(f) Notwithstanding any other provisions of this general permit, the design, construction and operation of the dock or pier and associated vessels shall not conflict with any manatee protection plan approved and adopted under section 379.2431(2)(c), F.S.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.4131, 373.414(9), 373.418, 403.805(1) FS. Law Implemented 373.118(1), 373.406(5), 373.413, 373.4131, 373.414(9), 373.416, 373.418, 373.426, 403.814(1) FS. History—New 10-3-95, Formerly 62-341.427, Amended 10-1-13, 6-1-18.

62-330.405 General Conditions for All General Permits.

The following general permit conditions are binding upon the permittee and are enforceable under chapter 373, F.S. These conditions do not apply to the general permit for stormwater management systems under section 403.814(12), F.S.

(1) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit and may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

(2) The general permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit; and it does not authorize any violation of any other applicable federal, state, local, or special district laws (including, but not limited to, those governing the "take" of listed species).

(3) The general permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the general permit.

(4) The general permit does not relieve the permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property. It does not allow the permittee to cause pollution that violates state water quality standards.

(5) Section 253.77, F.S., provides that a person may not commence any excavation, construction, or other activity involving the use of state-owned or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required consent, lease, easement, or other form of authorization authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on state-owned lands.

(6) The authorization to conduct activities under a general permit may be modified, suspended or revoked in accordance with chapter 120, F.S., and section 373.429, F.S.

(7) The general permit is not transferable to a new third party. To be used by a different permittee, a new notice to use a general permit must be submitted in accordance with rule 62-330.402, F.A.C. Activities constructed in accordance with the terms and conditions of a general permit are automatically authorized to be operated and maintained by the permittee and subsequent owners in accordance with subsection 62-330.340(1), F.A.C. Any person holding the general permit, persons working under the general permit, and owners of land while work is conducted under the general permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the permitted project, activity, or the real property at which the permitted project or activity is located.

(8) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the permitted system to ensure conformity with the plans and specifications approved by the general permit.

(9) The permittee shall maintain any permitted project or activity in accordance with the plans submitted to the Agency and authorized in the general permit.

(10) A permittee's right to conduct a specific activity under the general permit is authorized for a duration of five years.

(11) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be implemented and maintained immediately prior to, during, and after construction as needed to stabilize all disturbed areas, including other measures specified in the permit to prevent adverse impacts to the water resources and adjacent lands. Erosion and sediment control measures shall be installed and maintained in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007)*, available at <https://www.firmiles.org/Gateway/reference.asp?NG=Ref-04221>, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, available at http://publicfiles.dep.state.fl.us/DEAR/Stormwater_Training_Docs/erosion-inspectors-manual.pdf.

(12) Unless otherwise specified in the general permit, temporary vehicular access within wetlands during construction shall be performed using vehicles generating minimum ground pressure to minimize rutting and other environmental impacts. Within forested wetlands, the permittee shall choose alignments that minimize the destruction of mature wetland trees to the greatest extent practicable. When needed to prevent rutting or soil compaction, access vehicles shall be operated on wooden, composite, metal, or other non-earthen construction mats. In all cases, access in wetlands shall comply with the following:

(a) Access within forested wetlands shall not include the cutting or clearing of any native wetland tree having a diameter four inches or greater at breast height;

(b) The maximum width of the construction access area shall be limited to 15 feet;

(c) All mats shall be removed as soon as practicable after equipment has completed passage through, or work has been completed, at any location along the alignment of the project, but in no case longer than seven days after equipment has completed work or passage through that location; and

(d) Areas disturbed for access shall be restored to natural grades immediately after the maintenance or repair is completed.

(13) Barges or other work vessels used to conduct in-water activities shall be operated in a manner that prevents unauthorized dredging, water quality violations, and damage to submerged aquatic communities.

(14) The construction, alteration, or use of the authorized project shall not adversely impede navigation or create a navigational hazard in the water body.

(15) Except where specifically authorized in the general permit, activities must not:

(a) Impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands; or

(b) Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to section 373.042, F.S., or a Works of the District established pursuant to section 373.086, F.S.

(16) If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee

shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S.

(17) The activity must be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed, and must comply with any applicable District special basin and geographic area criteria.

(18) The permittee shall comply with the following when performing work within waters accessible to federally- or state-listed aquatic species, such as manatees, marine turtles, smalltooth sawfish, and Gulf sturgeon:

(a) All vessels associated with the project shall operate at "Idle Speed/No Wake" at all times while in the work area and where the draft of the vessels provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

(b) All deployed siltation or turbidity barriers shall be properly secured, monitored, and maintained to prevent entanglement or entrapment of listed species.

(c) All in-water activities, including vessel operation, must be shut down if a listed species comes within 50 feet of the work area. Activities shall not resume until the animal(s) has moved beyond a 50-foot radius of the in-water work, or until 30 minutes elapses since the last sighting within 50 feet. Animals must not be herded away or harassed into leaving. All onsite project personnel are responsible for observing water-related activities for the presence of listed species.

(d) Any listed species that is killed or injured by work associated with activities performed shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1(888)404-3922 and ImperiledSpecies@myfwc.com.

(e) Whenever there is a spill or frac-out of drilling fluid into waters accessible to the above species during a directional drilling operation, the FWC shall be notified at ImperiledSpecies@myfwc.com with details of the event within 24 hours following detection of the spill or frac-out.

(19) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any activity authorized by the general permit.

(20) The permittee shall immediately notify the Agency in writing of any submitted information that is discovered to be inaccurate.

Rulemaking Authority 373.026(7), 373.043, 373.118(1), 373.406(5), 373.413, 373.414(9), 373.415, 373.418, 403.805(1) FS, Law Implemented 373.044, 373.118(1), 373.129, 373.136, 373.406(5), 373.413, 373.413, 373.414(9), 373.415, 373.416, 373.422, 373.423, 373.429, 403.814(1) FS, History—New 10-3-95, Amended 10-1-07, Formerly 62-341.215, Amended 10-1-13, 6-1-18.

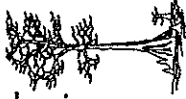
Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Lands:
All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

- (a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
- (b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
- (c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.
- (f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
- (g) Structures or activities shall not create a navigational hazard.
- (h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.
- (i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
- (j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

Rulemaking Authority 253.03(7), 253.73 FS. Law Implemented 253.001, 253.03, 253.141, 253.0347, 253.665, 253.71, 253.68, 253.72, 253.74, 253.75, 253.77 FS. History- New 3-27-82.



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

JOB: 19-096

DEP:

COE:

OTHER: Rev 9-18-19

DATE: September 3, 2019

SHEET: 2/4

APPLICANT/OBJECT: Jay Chesley

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE: 29° 42' 51"

LONGITUDE: 84° 59' 52"

SECTION: 1 TOWNSHIP: 9 South RANG: 8 West

U.S. HIGHWAY 98

SCALE = 100'



P. O. BOX 385, APALACHICOLA, FLORIDA 32329-0385 (850) 653-8899 (850) 653-8856 garlick@garlickenv.com

Amended 8-1-83, Formerly 16Q-21.04, 16Q-21.004, Amended 12-25-86, 1-25-87, 3-15-90, 8-18-92, 10-15-98, 12-11-01, 10-29-03, 12-16-03, 3-8-04, 10-27-05, 4-14-08, 9-1-09, 3-21-19.

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
 LB No. 7415

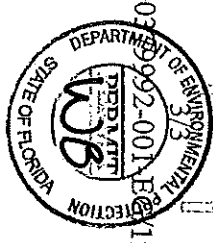
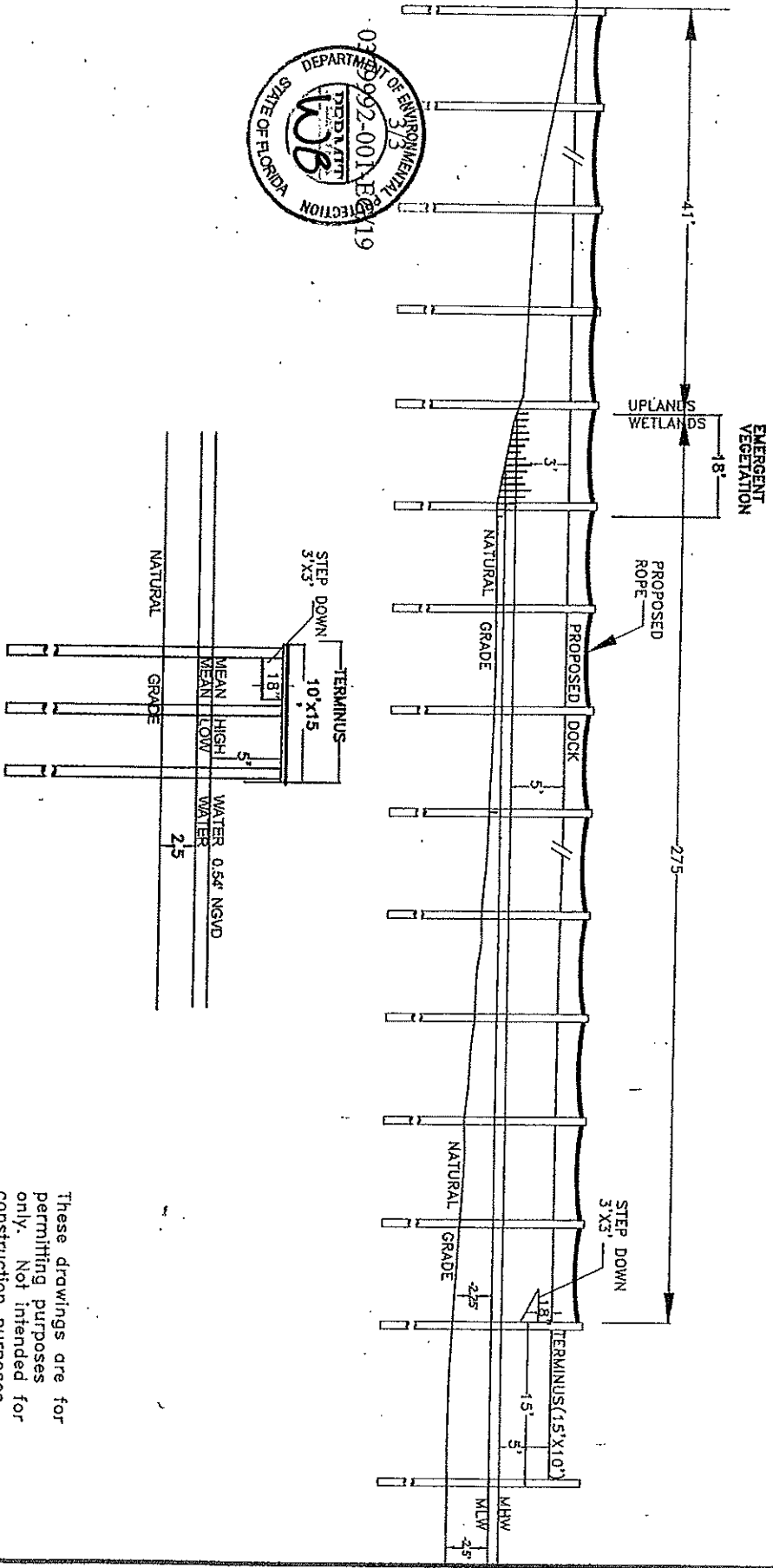
APPLICANT/CLIENT: Jay Chesley
 WATERBODY/CLASS: Apalachicola Bay / Class II / OFW
 JOB: 19-096

PURPOSE: Environmental Permitting
 PROJECT LOCATION / USGS: Apalachicola / Franklin County
 DEP: 1

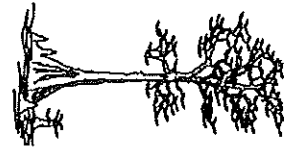
LATITUDE: 22° 42' 51"
 LONGITUDE: 84° 59' 52"
 COE: OTHER: Rev. 9-18-19
 DATE: September 3, 2019
 SHEET: 4/4

SECTION: 1 TWSHP: 9 South RNG: 8 West

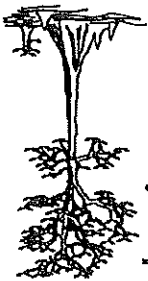
Cross Section
 of Proposed Dock
 Not To Scale



These drawings are for permitting purposes only. Not intended for construction purposes



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



JOB: 19-096

DEP:

COE:

OTHER: Rev. 9-18-19

DATE: September 3, 2019

SHEET: 3/4

APPLICANT/CLIENT: Jay Chesley

WATERBODY/CLASS: Apalachicola Bay/ClassII/OFW

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

LATITUDE: 29° 42' 51" N

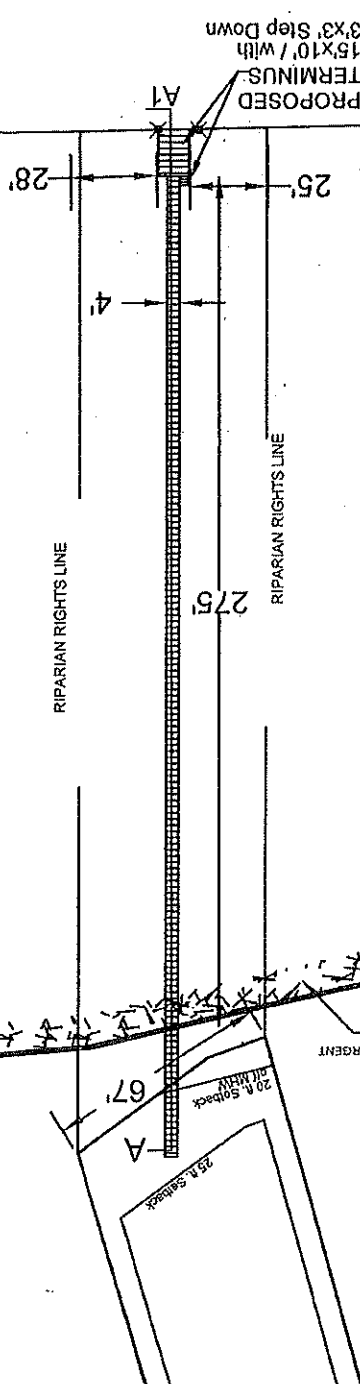
LONGITUDE: 84° 59' 53" W

SECTION: 1 TNSHP: 9 South RNG: 8 West

SCALE 1" = 60'



WOOD PILINGS WILL BE WRAPPED IN AN IMPERMEABLE MATERIAL OR MADE OF A NON CFA-LEACHING MATERIAL. PILING SIZE WILL BE 6 INCHES IN DIAMETER AND WILL BE SPACED 10 FT. MINIMUM BETWEEN PILES. ANY DONUTS/HALOS FORMED DURING LOW PRESSURE JETTING OF PILES WILL BE REMOVED BY HAND. DECKING WILL BE NO GREATER THAN 8" IN WIDTH AND SPACED NO LESS THAN ONE-HALF INCH APART AFTER SHRINKAGE.



75' SETBACK

OF COE CHANNEL



Building Dept. Review Summary

P&Z Meeting October 14, 2019

Address: Scipio Creek Marina **Zoning:** RF & C-4

Historic District: No

Blocks: LMNO

Lots: I-J 38, 39, 40

Project Description:

Accessory Structure (Dock): Extension of existing commercial dock with floating dock.

New: 51' length & 6' width (510 sq. ft. total) floating **Existing:** 152' length x 6' width (912 sq. ft. total)

Total of both proposed & existing: 1,422 sq. ft.

Usage: Temporary mooring of vessels.

Flood Zone: AE

Impervious Surface Proposed: N/A

Setbacks: N/A



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS • CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE MARINA, DOCK, AND SUBDIVISION DESIGN

LETTER OF TRANSMITTAL

DATE: August 9, 2019

TO: To Whom It May Concern
City of Apalachicola
192 Coach Wagner Blvd.
Apalachicola, FL 32320

RE: Application Commercial Extension to
An Existing Dock / Creamer Family, LLC
Scipio Creek Marina / Apalachicola
GEA File No. 19-033/EP

Attached is an application for the construction of a floating extension to a Commercial Dock for the referenced project. The proposed project is located in Section 1, Township 9 South, Range 8 West, in Franklin County, FL, in Scipio Creek. The following information should aid you in your review:

The project consists of extending an existing access walkway an additional 51 ft. in length and 6 ft. in width. The existing access walkway is 152 ft in length and 6 ft in width. The total square footage of proposed extended floating access walkway and existing access walkway 1422 sq. ft. (912 sq. ft. Existing / 510 sq. ft. proposed) Turbidity curtains will be placed around the area of the proposed work and will remain in place until turbidity is well within the limits of the State Water Quality Standards.

Scipio Creek Marina is an existing commercial marina consistent with the City of Apalachicola Comprehensive Plan and land development regulations. There is a current lease for boat slips landward of the historic mean high water being the Creamer Family LLC. Fueling facilities are located on a fixed bulkhead with a sewage pumpout facility connected to the city's vacuum sewer system.

The dock extension will be used for temporary mooring of vessels fork lifted from the existing boat barn to the dock. No permanent mooring is proposed. No fueling will occur at this extension. Fueling is already existing along the south fixed seawall. The extension will not encroach on the current submerged land lease nor affect navigation in the adjacent Scipio Creek.

P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899
FAX (850) 653-9656
garlick@garlickenv.com

The vessel that will temporarily moor at the existing and proposed access walkway will be open water recreational vessels and will not draft more than 2 ft. The water depth within the basin range from -6 ft. MLW (NGVD) at the beginning of the existing walkway to -8 ft MLW (NGVD) at the end of the proposed floating extension (see attached cross sectional drawing).

Wood supported piles made of pressure ACQ treated pine will be used to stabilize the floating dock. The piles will be jettied. The proposed floating extension will be hinged to the existing access walkway. The floating dock will consists of metal frame, wood or Trex decking while the floatation will be encased sealed foam.

In my opinion, the nominal extension should not require back ground water quality sampling being that it is part of a marina adjacent to a state designated Class III waterbody. As well, the flushing mechanism being the river in regards to the location of the proposed dock is not expected to result in any stagnation of surface waters or create a hazard to navigation. Therefore, the applicant requests a waiver of the need for water quality sampling and the need for a hydrographic survey.

Evidence of title to the subject riparian upland property is attached in the form of a Warranty Deed.

If you have any questions or need any additional assistance, please do not hesitate to call me at (805) 653-8899 or send an email to dan@garlickenv.com.

Sincerely



Mr. Dan Garlick, President, P.W.S.
Garlick Environmental Associates, Inc.

Attachments

Cc: Creamer Family, LLC

City of Apalachicola
General Permit Checklist (Section VII. Site Plan Review Regulations)

General Permit Application Requirements are applicable for all development not subject to site plan requirements. Where required by Section IV I of this ordinance a more detailed site plan shall be required, as per Section IV.

Permit Application/Review- Each application for a development permit and, where required, with the appropriate fee shall be filed with the permit official on a form furnished for such purpose which shall contain, at a minimum, the following information:

- 1. A location map and conceptual site plan of appropriate scale indicating the lot or property lines and physical description of the parcel with respect to:
- N/A 2. General topography including highest elevation above mean or ordinary high water and slope contours.
- N/A 4. The proposed development's distance from mean or ordinary high water and vegetated wetlands under the jurisdiction of the state.
- N/A 5. The number and size(s) of structures existing on the parcel.
- N/A 6. The proposed development's proximity to lot lines, setbacks, right of way, or easements and, where applicable, with respect to septic tank location and potable water supplies.
- N/A 7. Sewer/Water Availability
- N/A 8. Flood Information including FIRM Zone. **Note: any proposed development located within the Coastal Building Zone (V and rated A zones) must also provide floodplain management information as identified on supplemental floodplain management checklist.**

For all new construction, including any enlargement or alteration of an existing structure that changes its area of enclosed heated floor space, the applicant shall be required to submit, in duplicate, drawings and plans showing:

- the basic floor plan
- N/A foundation details
- N/A elevation of floor level above the grade
- structural details
- All electrical, plumbing, heating and air conditioning equipment and service outlets.

CITY OF APALACHICOLA
APPLICATION FOR BUILDING PERMIT
GENERAL, RENOVATION OR NEW CONSTRUCTION

Applicant Name: C Reamer Family, LLC c/o Trae Ross
Mailing Address: St Simons Island, GA 31522
Telephone: Home — Business — Cell 912-223-7129
Contractor Name: _____
Telephone: _____ State Contractor's #: _____
City License #: _____ County Registration #: _____

Property to be Renovated: Residential — Commercial — Use —

Property Address: Market Street

Legal Description: Lot(s) See Attach P.A. Sheet Block(s) Wharf Lots I-J / 38, 39, 40 & NW 45

Subdivision: N/A Property Dimensions: _____

Property Zoning Classification: Commercial Fema Flood Zone/Panel #: _____

Description of Development: Extension of an existing dock (152') by adding an 85' Floating Dock, which is in Basin Adjacent to Scipio Creek (see Attach Drawings)

For New Construction and Exterior Renovations to Existing Structure - See Attached Checklist
NOTE: This is a conceptual approval through the City based on our LDC. Please be aware that other documentation may be required through the Franklin County Building Department.

<u>[Signature]</u>		Initial
Applicant Signature	City Representative	Date Received

Office Use Only This development request has been approved for zoning, land use and development review by the City of Apalachicola and a building permit is authorized to be issued.

Setback Requirement of Property: Front: _____ Rear: _____ Side: _____
(Setbacks must be indicated on site plan attached to construction plans for new construction.)

Maximum Lot Coverage Meets Zoning Code: _____

Water Available _____ Sewer Available _____ Taps Paid _____

Certificate of Appropriateness Approved: _____
Chairman, Apalachicola Planning & Zoning Board

OR

Approval for Permit Issuance: _____
City Representative Date Approved

CERTIFICATION

By Signing below, I certify that the information requested in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of my work and in no way authorizes work that is in violation of any association rule or regulation.

DATE _____

SIGNATURE OF APPLICANT _____

D. Hall FOR SCIPPIO
CREEK
LLC

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
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10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

DATE

9/9/19

SIGNATURE OF APPLICANT



Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Extend Existing Deck w/ boat basin by constructing an 85' Floating Pier, to Allow 6 Additional Slips.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Creamer Family, LLC
Address Post office Box 30141
City Sea Island State GA Zip 31561
Phone (912) 223-7129

State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance

Other: Extension of an existing Pier w/ boat basin

PROPERTY INFORMATION:

Street Address: Market St. City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: 01-098-08W-8330-0000-0010 Block(s) I-J Lot(s) 38-39-40
wharf lots
NW 45

FEMA Flood Zone/Panel #: N/A
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 205) Phone
(850)653-5023 Cell
cortnibankston@cityofapalachicola.com

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 9-9-19

PERMIT #: _____

NAME: C. Reamer Family, LLC
MAILING ADDRESS: Post Office Bx 30441 CITY/STATE/ZIP: Sea Island, GA 31561
PHONE: 912-223-7129

STREET ADDRESS: Market Street

LEGAL DESCRIPTION: _____

PARCEL I.D #: 01-095-08W-8330-000-0010

DESCRIBE DEVELOPMENT: Extension of an existing DOOR, 85' in length / 6' in width, creating 6 slips

RESIDENTIAL: _____ COMMERCIAL: NEW STRUCTURE: _____ SUBSTANTIAL IMPROVEMENT: _____

FLOOD ZONE INFORMATION:

PANEL NO.: _____ FIRM ZONE: _____ BFE: _____ GRADE ELEVATION: _____

ELEVATION OF THE LOWEST HORIZONTAL SUPPORTING MEMBER OF STRUCTURE: _____
AND/OR TOP OF THE BOTTOM FLOOR _____ (PER PLANS)

SQUARE FEET OF ENCLOSURE BELOW BFE: _____ (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

I/We, _____, have been made aware by the City of Apalachicola Building Department that my/our property is currently located in a 100 year flood zone based on FEMA Maps dated June 17, 2002. I/We have also been made aware that due to the proposed changes to the FIRM Maps, which took effect in 2014; my/our property may be adversely affected by these changes and could result in higher Base Flood Elevation Requirements and/or higher insurance premiums.

STREET ADDRESS: _____ PARCEL I.D #: _____
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

The attached information sheet on this parcel indicates both the effective and preliminary flood zones for this parcel.

[Signature]
Signature of owner or developer

9/9/19
Date

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Cremer Family, LLC % Trae Ross

ADDRESS: Post Office Box 30141

CITY, STATE & ZIP CODE: Sea Island GA 31561 PHONE # 912-223-7129

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: Market Street

PROPOSED USE OF SITE: Existing Use - Boat dock mooring

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO (IN the water)

PROPERTY PARCEL ID # 01-099-08W-8330-0000-0010

LEGAL DESCRIPTION OF PROPERTY: _____

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

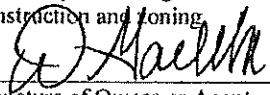
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side _____
Cost of Construction \$ _____ Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.



Signature of Owner or Agent

Date: 9/9/19

Notary as to Owner or Agent

My Commission expires: _____



Signature of Contractor

Date: 9/9/19

Notary as to Contractor

My Commission expires: _____

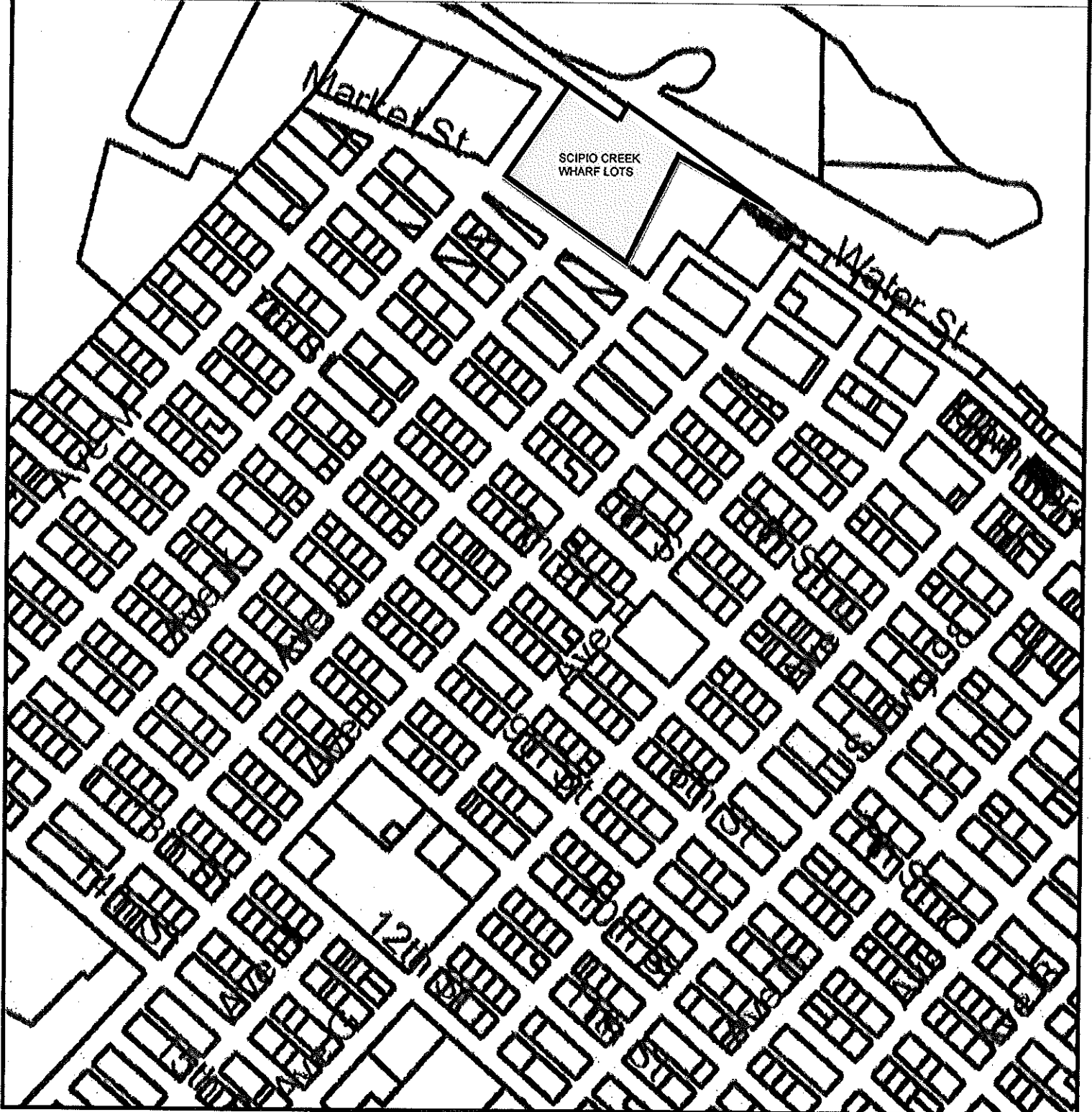
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.



APPLICANT/CLIENT: Creamer Family, LLC c/o Trae Ross
WATERBODY/CLASS: Apalachicola River
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola / Franklin County
LATITUDE:
LONGITUDE:
SECTION: 1 TWSHP: 9 South RNG: 8 West

JOB: 19-033
DEP:
COE:
OTHER:
DATE: July 18, 2019
SHEET: 1/5



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
 LB No. 7415

APPLICANT/CLIENT: Creamer Family, LLC

WATERBODY/CLASS: Apalachicola River

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / FranklinCounty

LATITUDE:

LONGITUDE:

SECTION: 1 TOWNSHIP: 9 South RANG: 8 West

JOB: 19-033

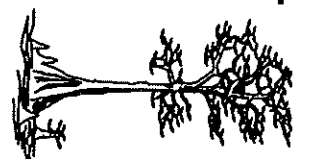
DEP:

COE:

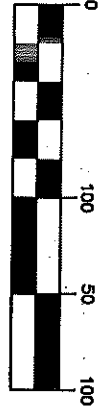
OTHER:

DATE: July 18, 2019

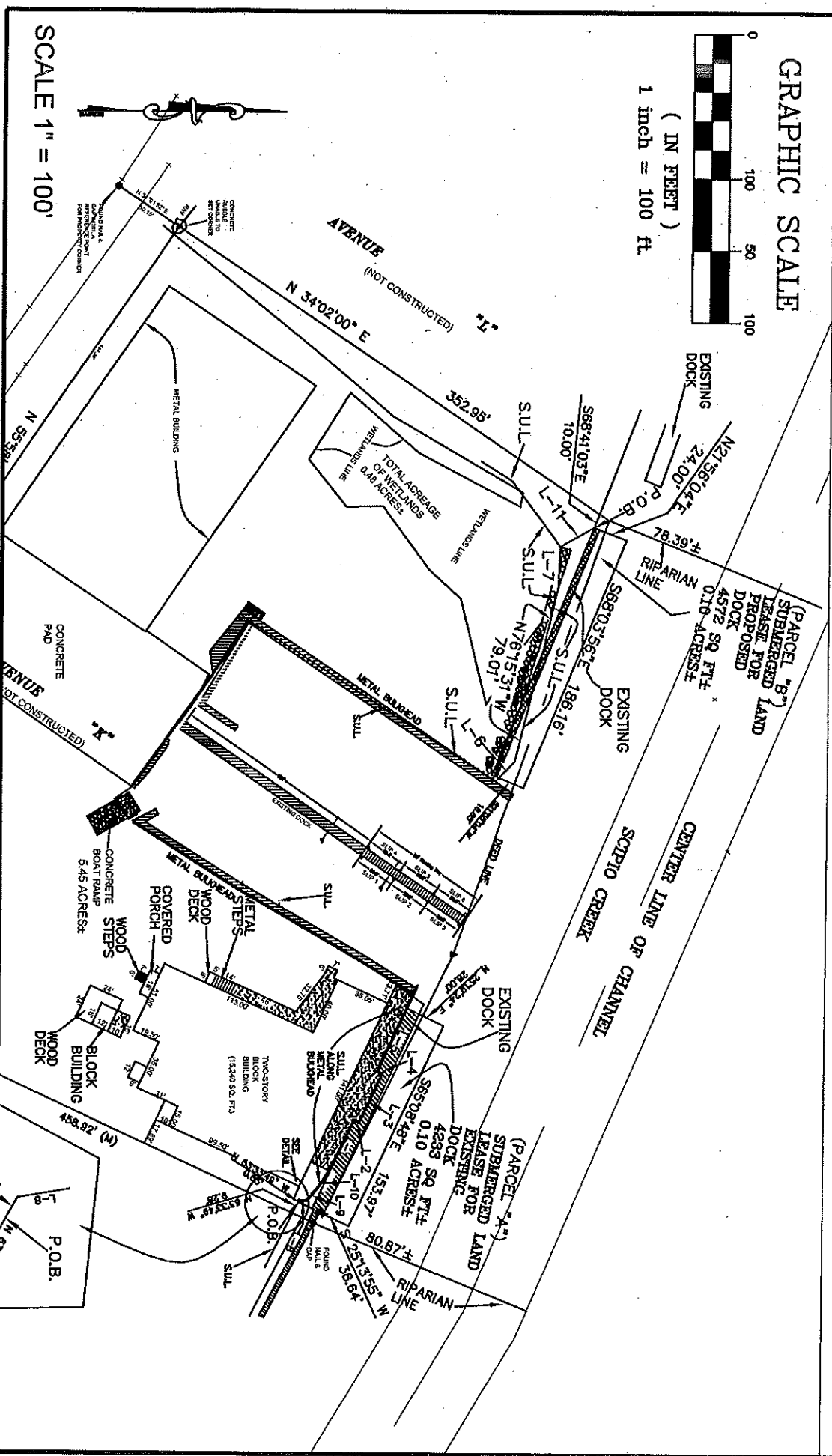
SHEET: 3/5



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.



SCALE 1" = 100'



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385
LB No. 7415

(850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

APPLICANT/CLIENT: Creamer Family, LLC

JOB: 19-033

WATERBODY/CLASS: Apalachicola River

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: Apalachicola / FranklinCounty

OTHER:

LATITUDE:

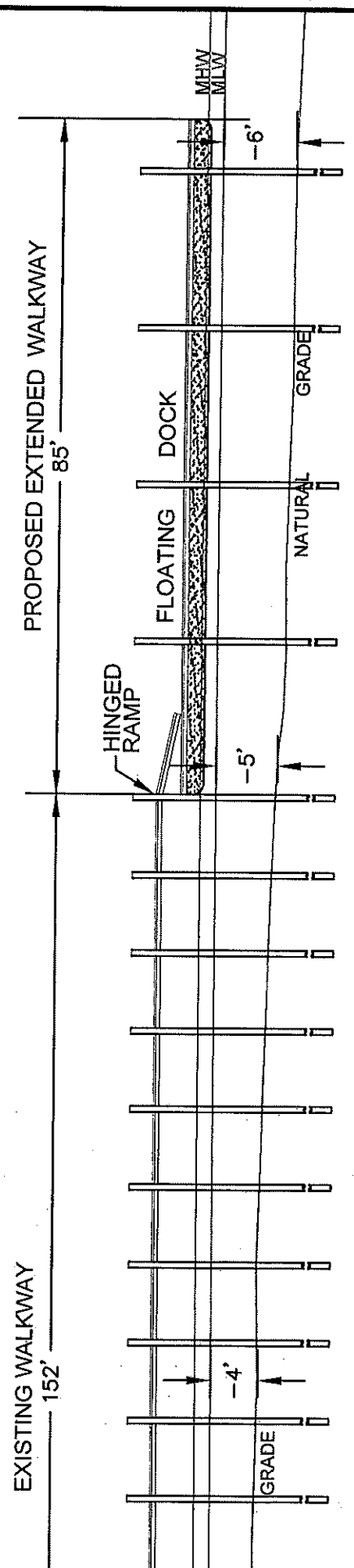
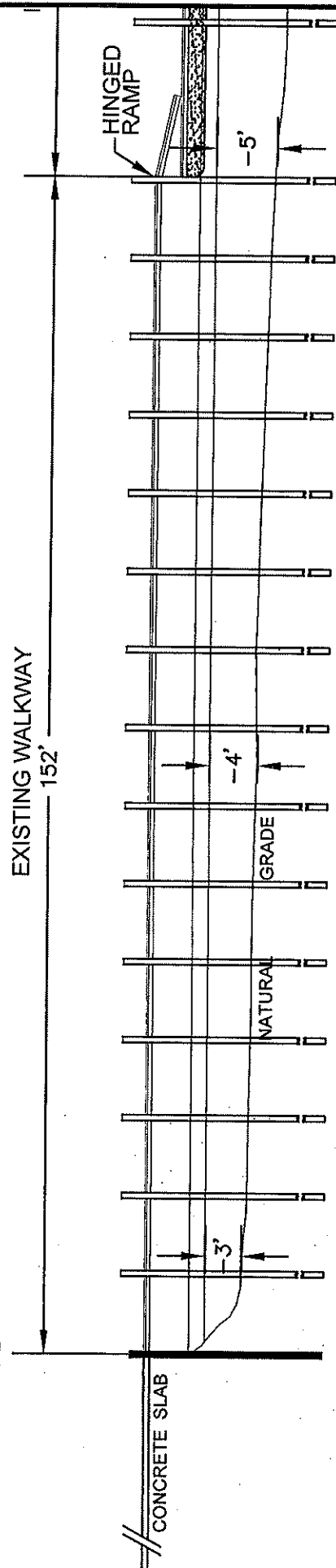
DATE: July 18, 2019

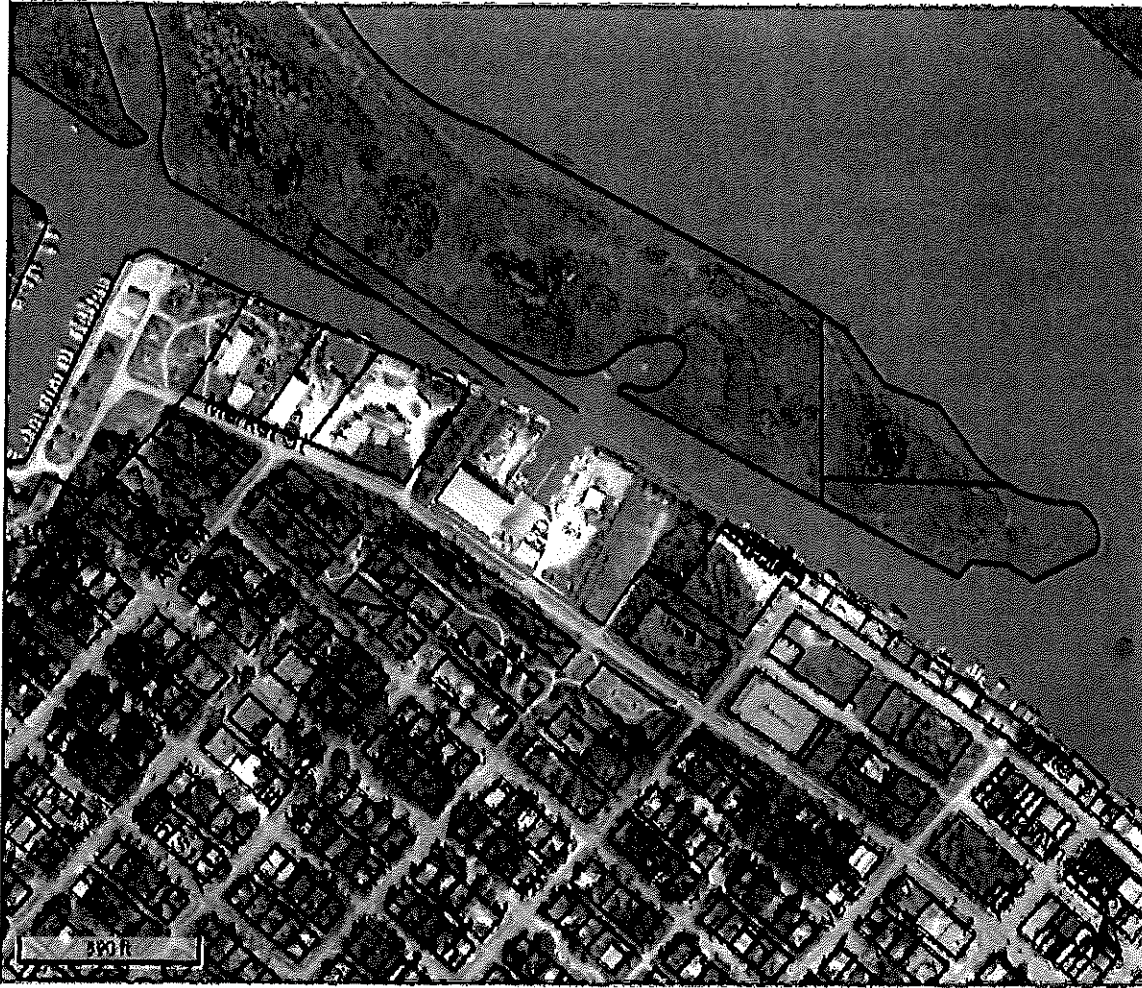
LONGITUDE:

SHEET: 5/5

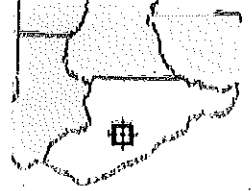
SECTION: 1 TOWNSHIP: 9 South RING: 8 West

**CROSS SECTION
PROPOSED EXTENSION
NOT TO SCALE**








Overview



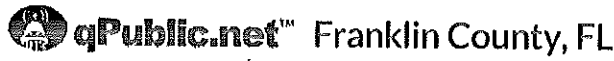
Legend

-  Parcel
-  Road
-  City Labels

Parcel ID	01-095-08W-8930-0000-0010	Alternate ID	08W09801893000000010	Owner Address	CREAMER FAMILY, LLC
Sec/Twp/Rng	1-98-8W	Class	MARINA		P.O. BOX 80141
Property Address	SCIPIO CREEK	Acreage	n/a		SEA ISLAND, GA 31561
District	3				
Brief Tax Description	WHARF LOTS I-J- 38-39-40 NW 45				
	(Note: Not to be used on legal documents)				

Date created: 7/19/2019
 Last Data Uploaded: 7/19/2019 7:06:50 AM

Developed by  Schneider
 GEOSPATIAL



Parcel Summary

Parcel ID 01-095-08W-8330-0000-0010
 Location Address SCIPIO CREEK
 Brief WHARF LOTS I-J- 38-39-40 NW 45 FT 37 & SE 60 FT OF LOT 41 & ALL BLOCKS L-M-N-O & LOTS 10- 11 & THE NW 15 FT OF LOTS 9 & 12 BL K-1 & VAC COMMERCE ST BETWEEN AVES J & L VAC AVE K BETWEEN MARKET AND WATER ST VAC AVE J BETWEEN COMMERCE & WATER ST VAC WATER ST BETWEEN AVE L & NW 15 FT OF LOT 9 BL K-1 LESS 2.39 AC BEING PARCEL 0011 OR/275/258 OR/256/279 481/318 506/207 OR/583/618 OR/639/450 968/10 968/14 968/17 968/21 1196/136
 Tax Description*
 *The Description above is not to be used on legal documents.
 Property Use MARINA (010000)
 Code
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Creamer Family, LLC
 P.O. Box 30141
 Sea Island, GA 31561

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMMERCIAL	544.00	UT	0	0

Residential Buildings

Building 1
 Type STORE RETL
 Total Area 11,749
 Heated Area 11,100
 Exterior Walls CONC BLOCK
 Roof Cover BUILT-UP
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover CONC FINSH
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 0
 Stories 0
 Effective Year Built 1967

Building 2
 Type PREF MET B
 Total Area 3,600
 Heated Area 3,600
 Exterior Walls CORG METAL
 Roof Cover MINIMUM
 Interior Walls MINIMUM
 Frame Type STEEL
 Floor Cover CONC FINSH
 Heat NONE
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Effective Year Built 1967

Building 3
 Type WAREH STOR
 Total Area 24,644
 Heated Area 24,644
 Exterior Walls CORG METAL
 Roof Cover MODULAR MT
 Interior Walls MINIMUM
 Frame Type N/A
 Floor Cover CONC FINSH
 Heat N/A
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Effective Year Built 1998

Building 4
Type PREF MET B
Total Area 576
Heated Area 0
Exterior Walls CONC BLOCK; WD ON PLY
Roof Cover COMPSHGL
Interior Walls MINIMUM
Frame Type MASONARY
Floor Cover CONC FINSH
Heat NONE
Air Conditioning NONE
Bathrooms 2
Bedrooms 0
Stories 0
Effective Year Built 1967

Building 5
Type RESTAURANT
Total Area 5,938
Heated Area 5,938
Exterior Walls CONC BLOCK
Roof Cover BUILT-UP
Interior Walls WALL BD/WD; DRYWALL
Frame Type N/A
Floor Cover CONC FINSH; CLAY TILE
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 2
Bedrooms 0
Stories 1
Effective Year Built 1967

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
	BOAT HOOKUP/ELEC/H2O	1	0x0x0	16	UT	0
0320	CONCRETE	1	0x0x0	1,183	UT	0
0760	RAMP	1	0x0x0	256	UT	0
0300	STEPS	1	0x0x0	68	UT	0
0430	DOCK	1	0x0x0	4,906	UT	0
0080	DECK	1	0x0x0	256	UT	0
0920	WHL CHA RAMP	1	0x0x0	228	UT	0

Sales

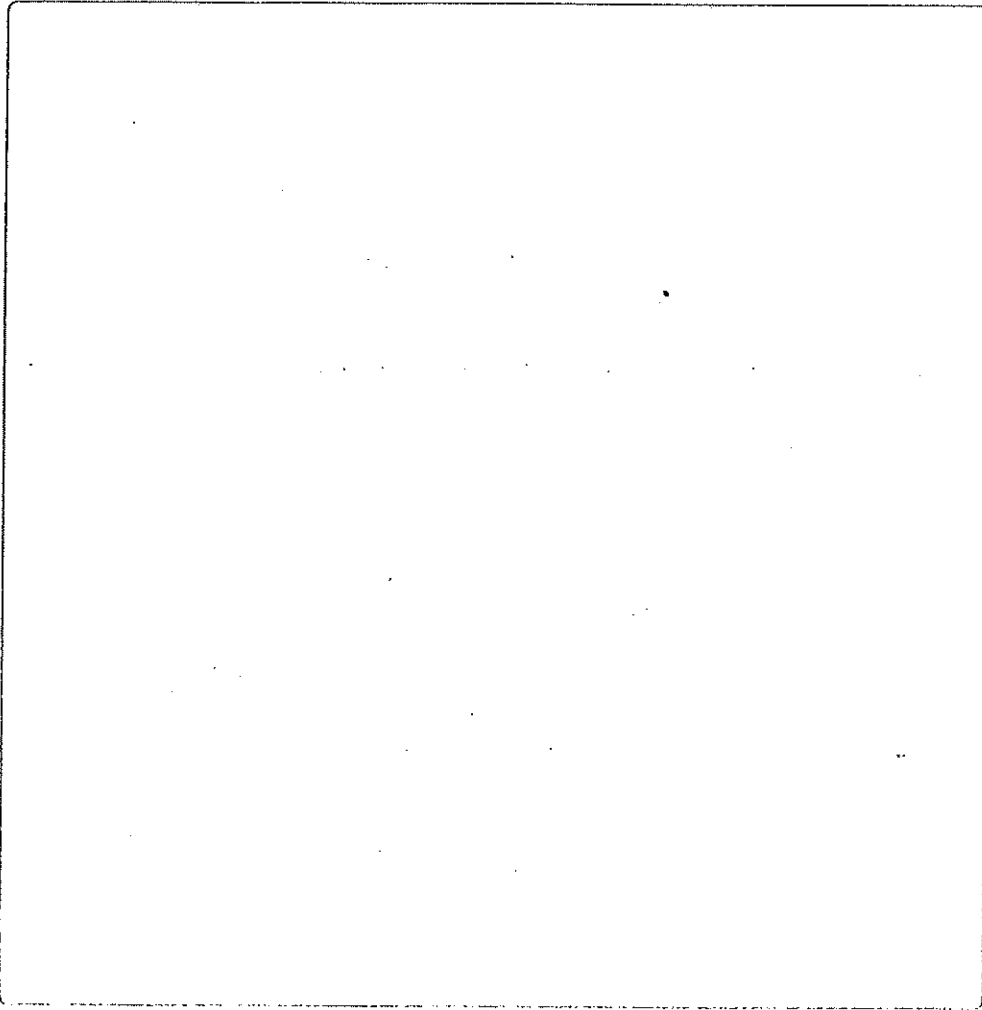
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/22/2017	\$100	QC	1196	136	Unqualified (U)	Improved	MAHR DEVELOPMENT CO	CREAMER FAMILY,LLC
N	06/23/2008	\$100	QC	968	10	Unqualified (U)	Improved	CREAMER CHARLES & THELMA	CREAMER FAMILY,LLC
N	09/15/1997	\$875,000	WD	583	618	Qualified (Q)	Improved	SAILFISH ENTERPRISES INC	CREAMER CHARLES & THELMA
N	07/07/1995	\$460,000	WD	506	207	Qualified (Q)	Improved	QUINCY STATE BANK	SAILFISH ENTERPRISES

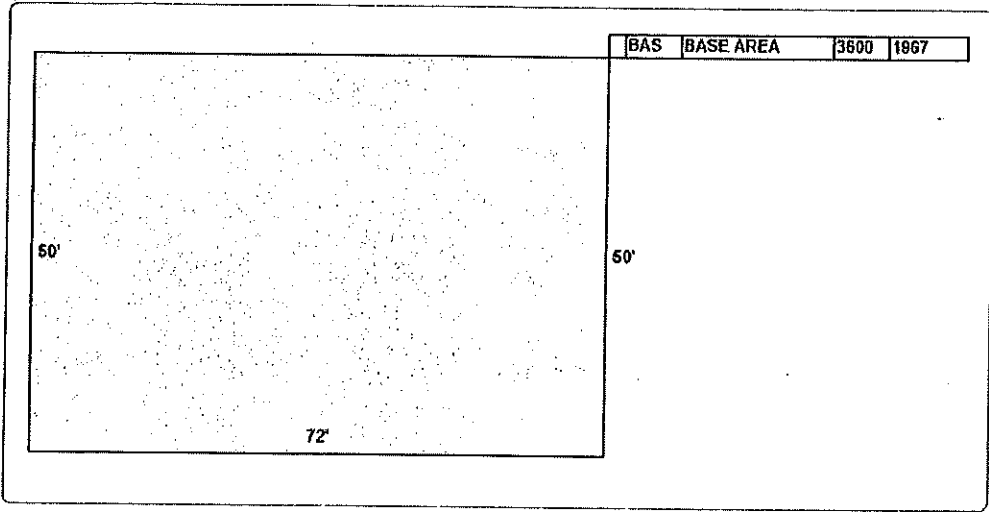
Valuation

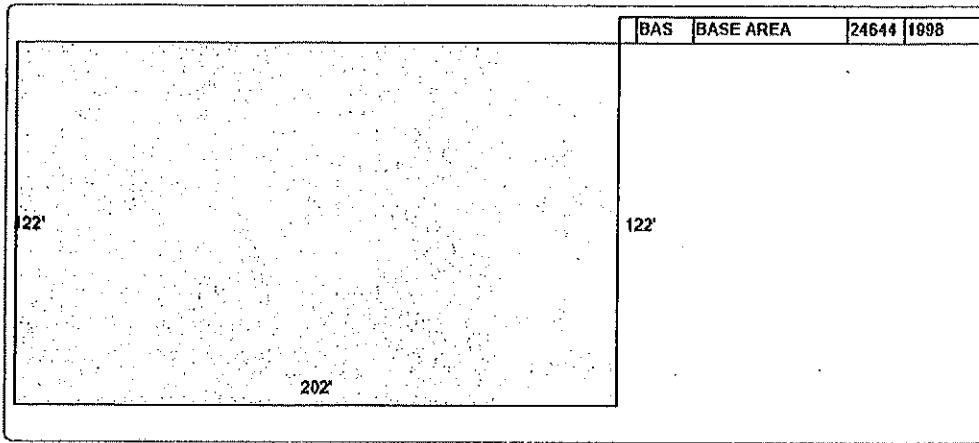
	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$428,590	\$372,533	\$428,590	\$446,841	\$446,841
Extra Features Value	\$51,813	\$51,813	\$51,813	\$51,813	\$51,813
Land Value	\$391,680	\$391,680	\$391,680	\$391,680	\$391,680
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$872,083	\$816,026	\$872,083	\$890,334	\$890,334
Assessed Value	\$872,083	\$816,026	\$872,083	\$890,334	\$890,334
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$872,083	\$816,026	\$872,083	\$890,334	\$890,334
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

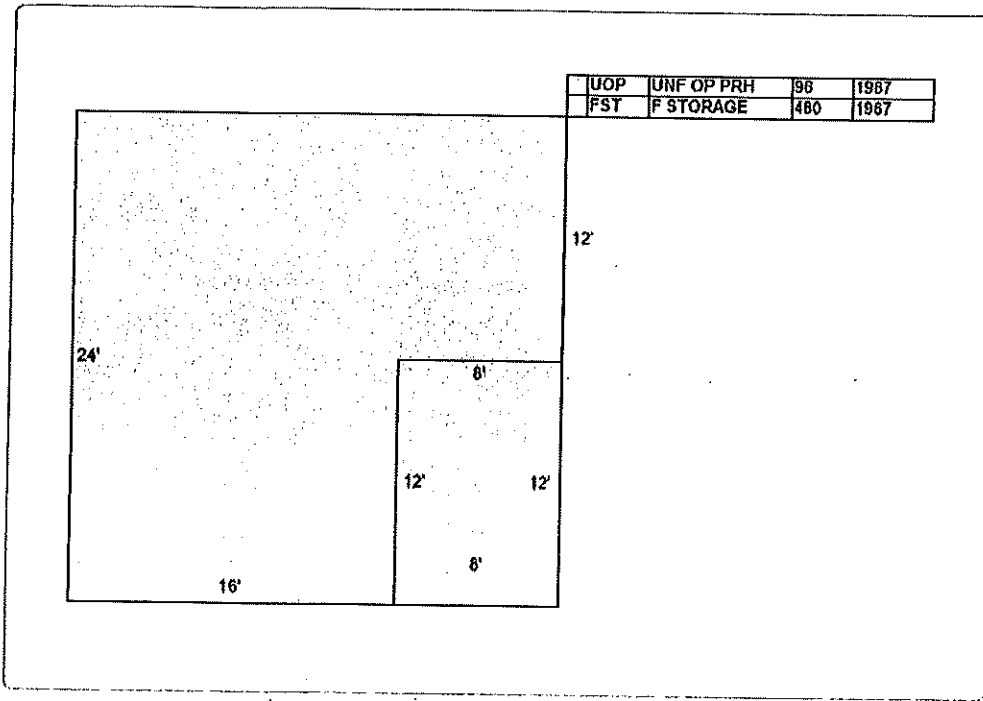
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

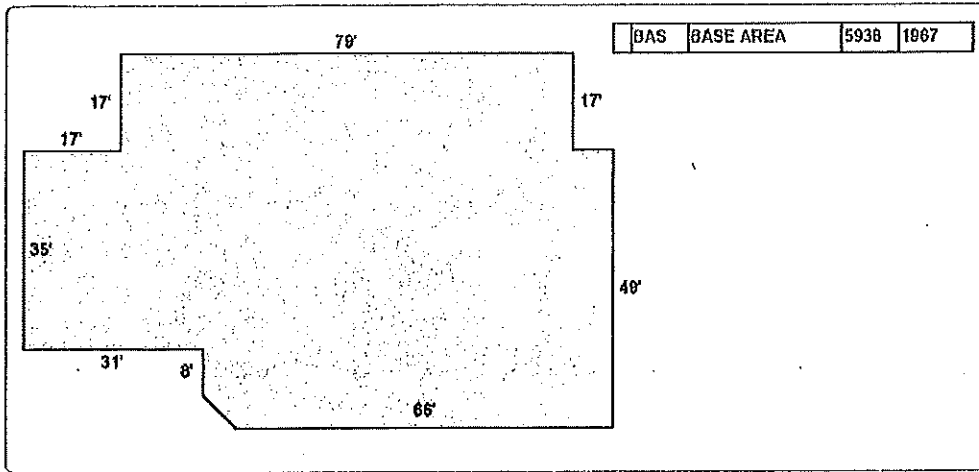
Sketches











No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 7/19/2019 7:06:50 AM

Version 2.2.34



After Recording Return to:
Kim Johnson
Dodd Title Company, Inc.
40 4th Street
Apalachicola, FL 32320

This Instrument Prepared by:
Kim Johnson
Dodd Title Company, Inc.
40 4th Street
Apalachicola, FL 32320

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 201719003294 Date: 06/26/2017 Time: 9:42AM
Page 1 of 2 B: 1196 P: 136, Marcia Johnson, Clerk of Court
Franklin, County, By: SM Deputy Clerk
Doc Stamp-Deed: 0.70

Property Appraisers Parcel I.D. (Folio) Number(s):
01-09S-08W-8330-0000-0010
File No.: 22596

QUITCLAIM DEED

This Indenture, Made this 22 day of June 2017, by and between MAHR DEVELOPMENT CORPORATION OF FLORIDA, a Florida corporation, successor by merger with SAILFISH ENTERPRISES, INC., a dissolved Florida corporation, hereinafter called the "Grantor", and GREAMER FAMILY, LLC, a Florida limited liability company, whose address is: PO BOX 30141, SEA ISLAND, GA 31561, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Franklin County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

(Whenever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Florida corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Kinda Malou
Witness Signature: [Signature]
Printed Name: George J. Mahr
GEORGE J. MAHR, President/Director

MAHR DEVELOPMENT CORPORATION OF FLORIDA, a Florida corporation, successor by merger with SAILFISH ENTERPRISES, INC., a dissolved Florida corporation

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me this 22 day of June 2017 by GEORGE J. MAHR, President/Director as MAHR DEVELOPMENT CORPORATION OF FLORIDA, a Florida corporation, successor by merger with SAILFISH ENTERPRISES, INC., a dissolved Florida corporation, on behalf of the Florida corporation. He is personally known to me or () has produced driver license(s) as identification.

[Signature]
Notary Public Signature: [Signature]
Printed Name: Kim Johnson
My Commission Expires: _____
(SEAL)



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A"

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEASTERLY CORNER OF LOT 20, BLOCK "M", RANGE 2, ACCORDING TO THE MAP OF THE CITY OF APALACHICOLA, FRANKLIN COUNTY, FLORIDA, AND RUN THENCE NORTH 55 DEGREES 58 MINUTES WEST ALONG THE NORTHERLY LINE OF MARKET STREET 192.00 FEET TO A CONCRETE MONUMENT WHICH IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTH 55 DEGREES 58 MINUTES WEST ALONG SAID NORTHERLY LINE OF MARKET STREET 602.60 FEET TO AN IRON PIPE AT THE SOUTHWESTERLY CORNER OF LOT 11, BLOCK "O", RANGE 2; THENCE RUN NORTH 34 DEGREES 02 MINUTES EAST ALONG THE WESTERLY LINE OF BLOCK "O", RANGE 2, AND BLOCK "N", RANGE 1, A DISTANCE OF 380.86 FEET; THENCE RUN SOUTH 70 DEGREES 01 MINUTES EAST 324.44 FEET TO A POINT IN THE CENTER OF A PILING; THENCE RUN SOUTH 54 DEGREES 56 MINUTES WEST 14.00 FEET TO A SPIKE IN A PILING; THENCE RUN SOUTH 07 DEGREES 23 MINUTES EAST 50.00 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 24 DEGREES 30 MINUTES WEST 112.00 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 62 DEGREES 54 MINUTES EAST 19.50 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 57 MINUTES WEST 75.00 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 13 DEGREES 40 MINUTES 29 SECONDS WEST 232.64 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

COMMENCE AT AN EXISTING CONCRETE MONUMENT MARKING THE SOUTHEASTERLY CORNER OF LOT 20, BLOCK "M", RANGE 2, ACCORDING TO THE MAP OF THE CITY OF APALACHICOLA, FRANKLIN COUNTY, FLORIDA AND RUN THENCE NORTH 55 DEGREES 58 MINUTES WEST ALONG THE NORTHERLY LINE OF MARKET STREET 102.58 FEET TO A SET REBAR AND CAP (#0155) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 55 DEGREES 58 MINUTES WEST ALONG THE NORTHERLY LINE OF MARKET STREET 89.42 FEET TO AN EXISTING CONCRETE MONUMENT (#2400); THENCE NORTH 13 DEGREES 40 MINUTES 29 SECONDS EAST 232.64 FEET TO AN EXISTING CONCRETE MONUMENT (#2400); THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST 75.00 FEET TO AN EXISTING CONCRETE MONUMENT (NO CAP); THENCE NORTH 62 DEGREES 54 MINUTES 00 SECONDS WEST 19.50 FEET TO A EXISTING CONCRETE MONUMENT (NO CAP); THENCE NORTH 24 DEGREES 30 MINUTES 00 SECONDS EAST 112.00 FEET TO AN EXISTING CONCRETE MONUMENT (NO CAP); THENCE NORTH 07 DEGREES 23 MINUTES 00 SECONDS WEST 50.00 FEET TO AN EXISTING RAILROAD SPIKE ON THE NORTHWESTERLY END OF A WHARF; THENCE NORTH 54 DEGREES 56 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY EDGE OF SAID WHARF 14.00 FEET TO AN EXISTING NAIL ON THE NORTHEASTERLY EDGE OF SAID WHARF; THENCE SOUTH 64 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY EDGE OF WHARF 202.00 FEET TO THE SOUTHEASTERLY EDGE OF SAID WHARF; THENCE SOUTH 28 DEGREES 10 MINUTES 00 SECONDS WEST 3.50 FEET TO THE NORTHEASTERLY EDGE OF A WOODEN PIER; THENCE SOUTH 63 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID EDGE OF WOODEN PIER 6.00 FEET TO A SET NAIL AND CAP (#0155); THENCE SOUTH 25 DEGREES 22 MINUTES 32 SECONDS WEST 120.15 FEET TO A SET CONCRETE MONUMENT (#0155); THENCE CONTINUE SOUTH 25 DEGREES 22 MINUTES 32 SECONDS WEST 351.98 FEET TO THE POINT OF BEGINNING.

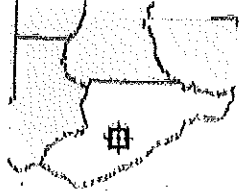
AND FURTHER DESCRIBED BY SURVEY DATED FEBRUARY 3, 1995, PREPARED BY JAMES "THURMAN" RODDENBERRY (JOB NO. 95- 019):

COMMENCE AT A ROUND CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEASTERLY CORNER OF LOT 20, BLOCK M, RANGE 2, ACCORDING TO THE MAP OF THE CITY OF APALACHICOLA, FRANKLIN COUNTY, FLORIDA, ON FILE AT THE CLERK OF CIRCUIT OFFICE IN FRANKLIN COUNTY, FLORIDA, AND RUN NORTH 55 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MARKET STREET 101.17 FEET TO A RE-ROD (MARKED #0340) MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 55 DEGREES 58 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 592.34 FEET TO A POINT, SAID POINT BEING REFERENCED BY A NAIL AND CAP (MARKED #4261) SET IN THE CENTERLINE OF MARKET STREET AND LYING SOUTH 34 DEGREES 02 MINUTES 00 SECONDS WEST 50.00 FEET FROM SAID POINT, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 34 DEGREES 02 MINUTES 00 SECONDS EAST 360.86 FEET TO A POINT, THENCE RUN SOUTH 70 DEGREES 15 MINUTES 43 SECONDS EAST 320.43 FEET TO A NAIL AND CAP (MARKED #0340) IN A PILING LOCATED AT THE NORTHWESTERLY CORNER OF A WHARF, THENCE RUN SOUTH 64 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE NORTHERLY EDGE OF SAID WHARF A DISTANCE OF 201.44 FEET TO A POINT LYING ON THE SOUTHEASTERLY EDGE OF SAID WHARF; THENCE RUN SOUTH 21 DEGREES 48 MINUTES 26 SECONDS WEST 3.29 FEET TO A NAIL AND CAP (MARKED #0340) IN A WOODEN DOCK, THENCE RUN SOUTH 62 DEGREES 23 MINUTES 40 SECONDS EAST 8.45 FEET TO A NAIL AND CAP (MARKED #0155) IN SAID DOCK, THENCE RUN SOUTH 25 DEGREES 04 MINUTES 22 SECONDS WEST 474.97 FEET TO POINT OF BEGINNING.



Adjacent Neighbors

Overview



Legend

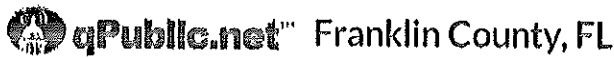
- Parcels
- Roads
- City Labels



Parcel ID	01-095-08W-8330-000P-0060	Alternate ID	08W095018330000P0060	Owner Address	RASH STEVEN C
Sec/Twp/Rng	1-98-8W	Class	OTHER FOOD		PO BOX 121
Property Address	WATER STREET SEAFOOD	Acreage	n/a		APALACHICOLA, FL 32320
	091 MARKET STREET				
District	B				
Brief Tax Description	2.00 AC BEGINNING AT THE SE				
	(Note: Not to be used on legal documents)				

Date created: 7/19/2019
 Last Data Uploaded: 7/19/2019 7:00:59 AM

Developed by Schneider
 GEOSPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-000P-0060
 Location Address WATERSTREET SEAFOOD
 891 MARKET STREET
 Brief Tax Description* 2.53 AC BEGINNING AT THE SE COR OF LOT 20 BLOCK Q CITY OF APALACHICOLA OR/597773
*The Description above is not to be used on legal documents.
 Property Use Code OTHER FOOD (004600)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Rash Steven E
 PO Box 121
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMMERCIAL	220.00	FF	0	0

Residential Buildings

Building 1
 Type SEAFOOD PR
 Total Area 11,439
 Heated Area 9,807
 Exterior Walls CONC BLOCK
 Roof Cover MINIMUM
 Interior Walls MINIMUM
 Frame Type REIN CONC
 Floor Cover C ABOVE GD
 Heat CONVECTION
 Air Conditioning NONE
 Bathrooms 2
 Bedrooms 0
 Stories 1
 Effective Year Built 1971

Building 2
 Type SEAFOOD PR
 Total Area 8,940
 Heated Area 8,700
 Exterior Walls CORGMETAL
 Roof Cover MINIMUM
 Interior Walls NONE
 Frame Type WOOD FRAME
 Floor Cover CONC FINSH
 Heat FORCED AIR
 Air Conditioning WINDOW
 Bathrooms 1
 Bedrooms 0
 Stories 0
 Effective Year Built 1971

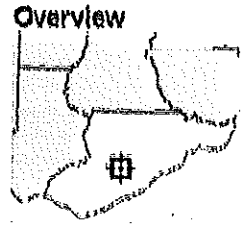
Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	0x0x0	7,753	UT	0
1002	CON DOCK	1	0x0x0	636	UT	0
0300	STEPS	1	0x0x0	11	UT	0
	WD PLATFORM	1	0x0x0	160	UT	0
	FOP	1	0x0x0	440	UT	0
0540	COOLER	1	0x0x0	1	UT	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/29/1998	\$1,000,000	WD	597	73	Unqualified (U)	Improved	KIRVIN	RASH

Adjacent Neighbors



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-095-08W-8230-0000-0011	Alternate ID	08W09501833000000011	Owner Address	CITY OF APALACHICOLA
Sec/Twp/Rng	1-95-8W	Class	VACANT		APALACHICOLA CITY HALL
Property Address	NEXT TO ECIPIO MARINA	Acreage	n/a		NO #1 AVENUE E
					APALACHICOLA, FL 32320

District 9
Brief Tax Description A PARCEL CONTAINING 2.89 AC
(Note: Not to be used on legal documents)

Date created: 7/19/2019
Last Data Uploaded: 7/19/2019 7:00:50 AM

Developed by  Schneider
GEO SPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-0000-0011
 Location Address NEXT TO SCIPIO MARINA 32320
 Brief A PARCEL CONTAINING 2.39 AC M/L BEING LOTS 1-2-3 & PT 4 & PT 17 & ALL 18-19-20 OF BL M ALSO LOTS 1-2-3-4-5 & PT OF 6 & PT OF 16 & ALL
 Tax Description* 17 THRU 20 OF BL LPT OF LOT 9 & 12 & ALL LOTS 10-11 BL K-1 PT OF WHARF LOT 37 & ALL 38 PT OF LOT 39 & ALL WHARF LOT I CITY OF APALA
 CR/274/279 879/171 OR/896/92 936/748
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

View Map

Owner Information

Primary Owner
 City Of Apalachicola
 Apalachicola City Hall
 No # 1 Avenue E
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
002800	PARKNG LOT	510.00	FF	0	0
001000	COMMERCIAL	311.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/23/2007	\$3,157,000	WD	936	748	Unqualified (U)	Vacant	SINEATH	CITY OF APALACHICOLA
N	04/21/2006	\$2,322,000	WD	896	92	Qualified (Q)	Vacant	LEGACY CAPITAL GROUP LLC	SINEATH
N	11/16/2005	\$2,800,000	WD	879	171	Qualified (Q)	Vacant	APALACHICOLA OYSTER WORKS INC	LEGACY CAPITAL GROUP LLC

Valuation

	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$883,200	\$883,200	\$883,200	\$883,200	\$883,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$883,200	\$883,200	\$883,200	\$883,200	\$883,200
Assessed Value	\$883,200	\$883,200	\$883,200	\$883,200	\$883,200
Exempt Value	\$883,200	\$883,200	\$883,200	\$883,200	\$883,200
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 7/19/2019 7:06:56 AM

Version 2.2.34





City of Apalachicola Tree Removal Application

Name: Shuler Brothers Rentals, Inc.
 Address: Lots 15+16, Block 217, Apalachicola, FL
 Phone #: 850-653-9537 (ask for Kim)
 Contractor: NA
 Contractor's Phone #: NA
 Number of Trees: 10-15 approx.
 Type of Trees: Slash Pine

REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

<input type="checkbox"/>	Trimming Limbs or Maintenance Issues.
<input checked="" type="checkbox"/>	New Construction Project
<input type="checkbox"/>	Throughout crown & main system.
<input type="checkbox"/>	In power lines, Foundation of house,
<input type="checkbox"/>	unless tree is removed, Letter Included.
<input type="checkbox"/>	Streets, Sidewalks, Driveways, Etc.
<input type="checkbox"/>	City, Will pay Mitigation of \$ _____ .00

Orig. app. sufficient for 22nd Avenue

Documented on the permit for this application.

Date: _____ Application Fee \$10.00

is available on the City's website.

Apalachicola.com)

Law (DVM) Initial.

IVE OAK, RED OAK, WHITE OAK, MAGNOLIA, SABLE/CABBAGE

D P & Z APPROVAL ARE REQUIRED. **SITE PLAN** MUST BE

NOTE:
PALM,
SUBMIT

THE FOLLOWING INFORMATION AT A SCALE SUFFICIENT TO ENABLE THE DETERMINATION OF MATTERS REQUIRED UNDER ORDINANCE: *See site plan on file*

_____ structural
 _____ propose
 _____ construc
 _____ regulate

*5-14-19 @ 1:45
 Copy of separate undated application for corner lots fronting 23rd St. taken to Cortni B. at City Hall per her instruction that she need two applications; one per corner.*

l, together with the existing and/or proposed locations of which are subject to the protected tree provisions. Trees shall be so identified. for removal are to be protected during land clearing and arriers. the lot or parcel and how such changes will affect the matters

Approved: Yes _____ or No _____

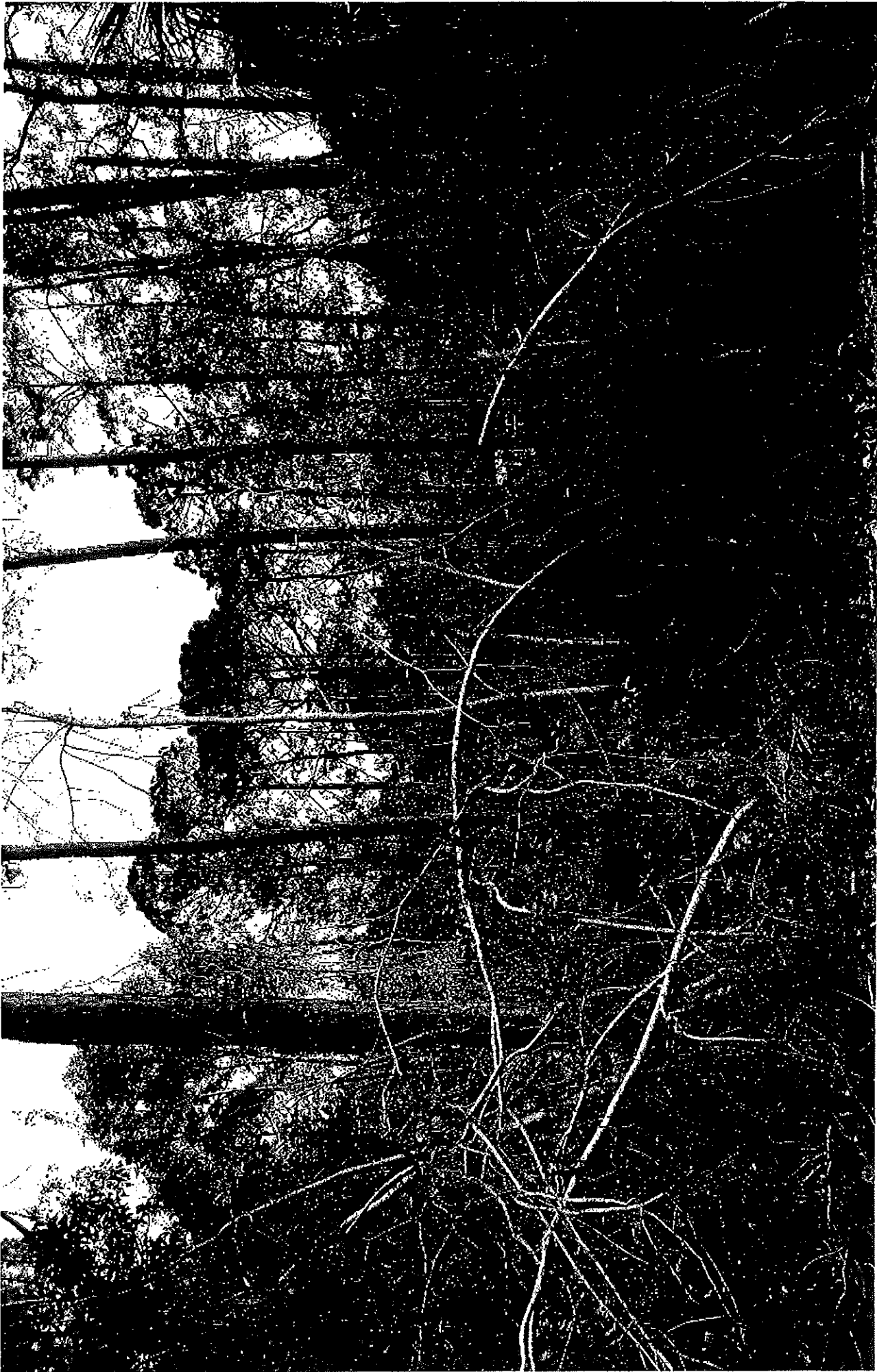
Approved By: **City of Apalachicola**

Code Enforcement Officer: _____
 City Administrator: _____
 Administrator's/Designee: _____

City Commission Approved: _____ or Denied: _____
 Mayor, Van Johnson: _____
 Date: _____

Date: _____
 Rec: _____
 Approved: _____ Denied: _____
 Date: _____
 Signature: _____





COPY

February 25, 2019

City of Apalachicola
192 Coach Wagoner Blvd.
Apalachicola, FL 32320
VIA HAND DELIVERY

Attention: Wilbur Bellew

Re: Tree Removal Permit for lots 13-16, Block 217, Apalachicola, Florida

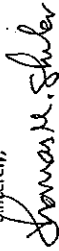
Dear Mr. Bellew:

Attached are four 11x17 color photographs of the subject property. Please give your P&Z members a copy of the photos and this letter, as well as the original application.

The purpose of removing additional trees from the two corner lots is to safely make room for two work-force housing units. In the past, one trailer occupied one of the corner lots and explains why it is partly cleared.

I respectfully request to remove the trees stated in the application so as to provide a safe location for the workforce housing units and to also provide a clear zone for any trees that fall as a result of future storms.

Sincerely,



Shuler Brothers Rentals, Inc.
Thomas M. Shuler, President
40-4th Street
Apalachicola, FL 32320
850-653-1757

Enc: as stated

Shuler Brothers Rentals, Inc. Tree Removal Application

From: Thomas Shuler (mshuler@shulerlawfl.com)

To: leemathes@cityofapalachicola.com; cortnibankston@cityofapalachicola.com;
wilburbelew@cityofapalachicola.com

Date: Thursday, March 28, 2019, 03:11 PM EDT

Attached is a map showing the location of the subject four lots and the drawing showing both the buildable foot print and the estimated footprint of the workforce housing..

Please let me know if you need anything further.

Also, please let me know if this matter is not being placed on the April P&Z agenda.

Thank you.

The Law Office of Thomas M. Shuler P.A.

Shuler Law Offices

40-4th Street

Apalachicola, Florida 32320

(850) 653-1757 Phone

(850) 653- 8627 Facsimile

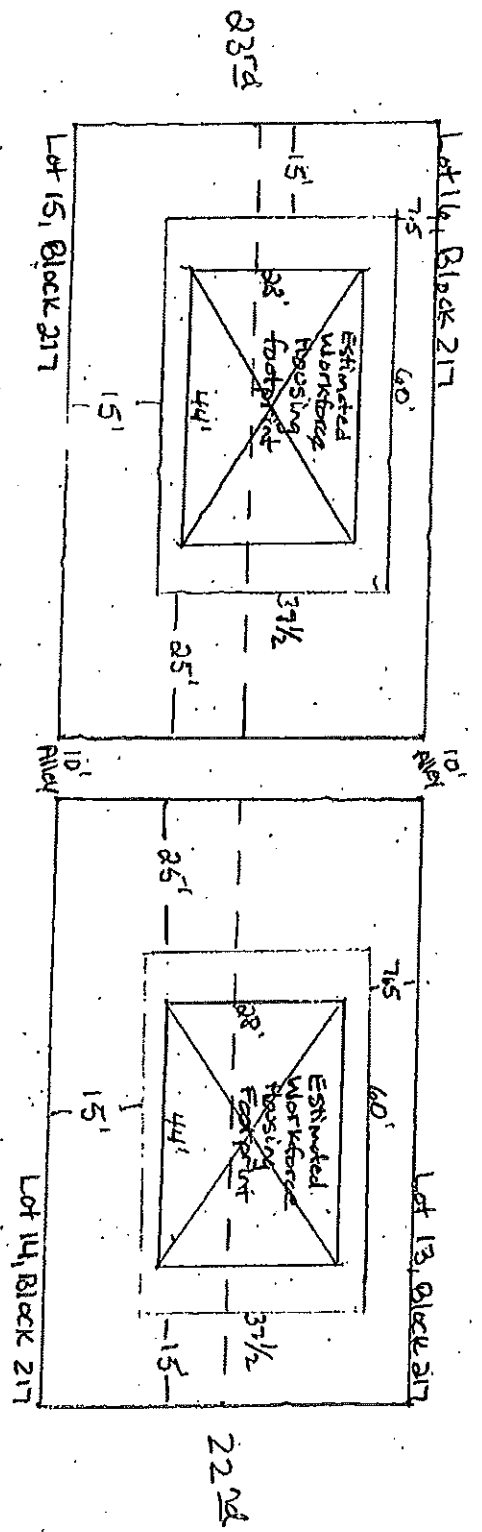
mshuler@shulerlawfl.com

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SFDVA-SP-BH19032813200.pdf

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SHULER BROTHERS RENTALS, INC

1. The four lots above are Lots 13, 14, 15 and 16, Block 217, City of Apalachicola, Florida.
2. Each lot is 30' x 100'.
3. The City has indicated to me that I can have two units on the four lots. A large part of these heavily wooded lots are already cleared for use of a single residence that once existed on the properties.
4. Buildable footprint for each corner is 60' x 37.5'.
5. The setbacks are shown above and are based on R2 Zoning Code.
6. Estimated footprint of the workforce housing is 44' x 28'.
7. The footprint of the two workforce housing units is estimated as they have not yet been purchased and is subject to change. The lots must be cleared and land prepared before workforce housing can be selected, negotiated and purchased. A final decision on workforce housing has not been made as I cannot first purchase the units then apply for permit to clear the land then wait to hire someone to remove the trees. The seller will want the units delivered and set up after purchase.
8. A footprint for the anticipated workforce housing is provided because I have been told that the city code requires this information for clearing a lot. It is my desire to comply with the city's application process by providing the required dimensions, but I do not want in any manner to mislead the committee concerning the actual dimension of the as yet unpurchased workforce housing units.

9. For safety of the occupants and the proposed investment, and in view of the height of the trees, I respectfully request that all trees be cleared from the lots and Alley to provide a building foot print and clear zone for falling trees.

City of Apalachicola Tree Removal Application

Name: Shuler Brothers Rental, Inc.
 Address: 40-4th Street, Apalachicola, FL
 Phone #: 850-653-1757
 Contractor: TBD
 Contractor's Phone #: TBD
 Number of Trees: Approximately 40, located on lots 13-16, Block 27, Apalach.
 Type of Trees: Pine trees (2 Bay Trees)

REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

	Trimming Limbs or Maintenance issues.
<input checked="" type="checkbox"/>	New Construction House or Building.
	The tree has extensive decay throughout crown & main system.
	Safety issue, Leaning over house, In power lines, Foundation of house.
	Insurance company will not cover unless tree is removed, Letter included.
	Interfering with, Underground utilities, Sidewalks, Driveways, Etc.
	Don't like tree or location on property, Will pay Mitigation of \$ _____ .00

Applicant will provide all photos of trees and documentation that pertain to this application.

Applicant Signature: Sherman M. Shuler Date: 1-31-19 Application Fee: 550.00

I understand a copy of the Ordinance is available on the City's website.
 (www.cityofapalachicola.com)

And at City Hall's Office for review SM, Pres. Initial.

NOTE: IF YOU ARE ADDRESSING A PROTECTED TREE (LIVE OAK, RED OAK, WHITE OAK, MAGNOLIA, SABLE/CABBAGE PALM, AND SLASH PINE) AN APPLICATION PROCESS AND P & Z APPROVAL ARE REQUIRED. SITE PLAN MUST BE SUBMITTED TO SHOW THE FOLLOWING INFORMATION AT A SCALE SUFFICIENT TO ENABLE THE DETERMINATION OF MATTERS REQUIRED UNDER ORDINANCE:

Attached

- 1.) The shape and dimensions of the lot or parcel, together with the existing and/or proposed locations of structures and improvements, if any.
- NA 2.) Location and dimensions of all existing trees which are subject to the protected tree provisions. Trees proposed to remain, to be re-located, or to be removed shall be so identified.
- NA 3.) A statement showing how trees not proposed for removal are to be protected during land clearing and construction; i.e. a statement as to proposed protective barriers.
- NA 4.) A statement as to grade changes proposed for the lot or parcel and how such changes will affect the matters regulated by Ordinance.

Date: _____	Approved: Yes _____ or No _____
Reason not approved: _____	
Planning and Zoning's Recommendation is: Approved: _____ Denied: _____ Date: _____ Signature: _____	Approved By: City of Apalachicola Code Enforcement Officer: _____ City Administrator: _____ Administrator's/Designee: _____ City Commission: Approved: _____ or Denied: _____ Mayor, Van Johnson: _____ Date: _____

Apalachicola, Florida 32320
(850) 653-1757 Phone
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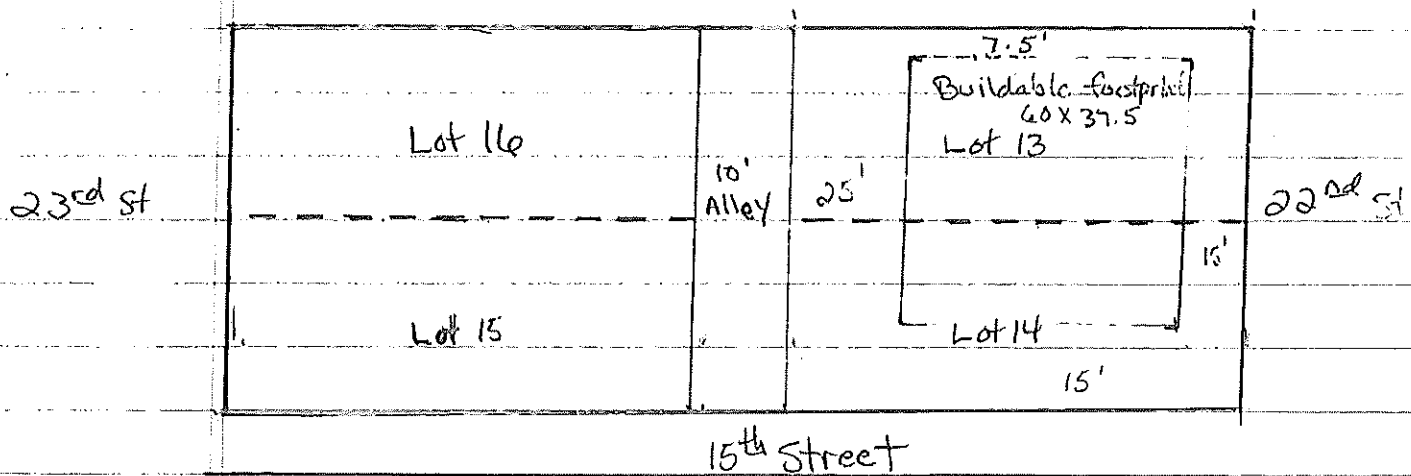
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2/26/19

Shuler Bros. Rentals, Inc.

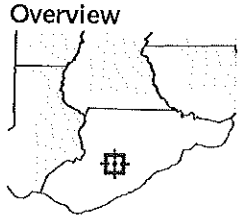
Tree Removal Application






Estimated footprint of double wide is 44 x 28

Lots are each 30' x 100'

Buildable footprint each lot is 60' x 37.5'

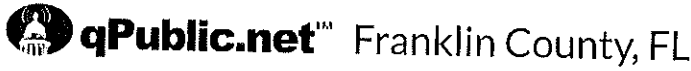


- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0217-0010	Alternate ID	08W09S01833002170010	Owner Address	SHULER BROTHERS RENTALS INC
Sec/Twp/Rng	1-9S-8W	Class	MOBILE HOM		40 4TH STREET
Property Address	335 EARL KING	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 217 LOTS 1 THRU 28 INC				
	(Note: Not to be used on legal documents)				

Date created: 10/9/2019
 Last Data Uploaded: 10/8/2019 9:34:23 PM

Developed by  **Schneider**
 GEOSPATIAL



Parcel Summary

Parcel ID 01-095-08W-8330-0217-0010
 Location Address 335 EARL KING
 32320
 Brief Tax Description* BL 217 LOTS 1 THRU 28 INC 12/184 570/148 1103/385 RESERVING LIFE ESTATE
 *The Description above is not to be used on legal documents.
 Property Use Code MOBILE HOM (000200)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Shuler Brothers Rentals Inc
 40 4th Street
 Apalachicola, FL 32320

Code	Land Use	Number of Units	Frontage	Depth
000155	SFR GREATER APALACH	420.00	0	0
000155	SFR GREATER APALACH	420.00	0	0

Residential Buildings

Building 1
 Type MOBILE HME
 Total Area 980
 Heated Area 980
 Exterior Walls AVERAGE
 Roof Cover MINIMUM
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover SHT VINYL
 Heat FORCED AIR
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 0
 Stories 1
 Effective Year Built 1970

Sales

Multi Parcel	Sale Date	Sale Price
N	09/18/2013	\$100
N	00/01/1972	\$12,000

Valuation

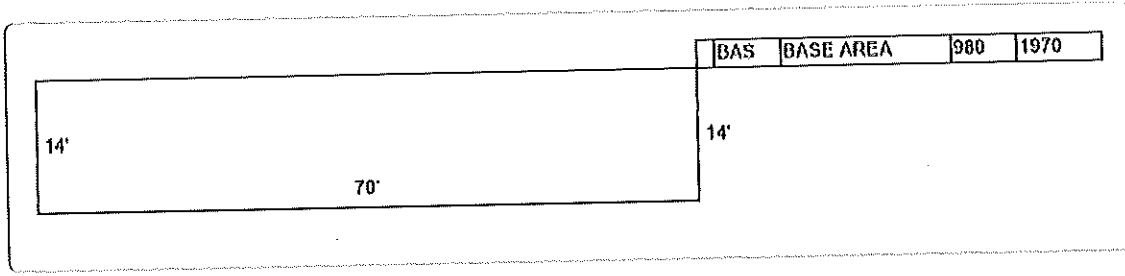
	2019 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$8,636	\$8,636	\$8,636	\$8,636
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$168,000	\$100,170	\$100,170	\$100,170
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$176,636	\$108,806	\$108,806	\$108,806
Assessed Value	\$119,687	\$108,806	\$108,806	\$108,806
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$119,687	\$108,806	\$108,806	\$108,806
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notices

2019 TRIM Notice

Sketches



No data available for the following modules: Commercial Buildings, Extra Features.

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