



September 12, 2022
P&Z AGENDA PACKET

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, September 12, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

1. Approval of August 8th, 2022 regular meeting minutes.
2. Review, Discussion and Decision for Sign. **(R-2) @ 270 Prado Street**, Block 265. For 800 Mexico Beach, LLC -Owner; Contractor: TBD
3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 214 9th Street**, Block 161, Lots 4-5. For M. & T. Galbraith -Owner; Contractor: Earl Duggar
4. Review, Discussion and Decision for Concrete Driveway/Sidewalk. **(R-2) @ 159 20th Avenue**, Block 247, Lots 20-23. For H. & T. Angel -Owner; Contractor: Earl Duggar
5. Review, Discussion and Decision for Brick/Gravel Driveway & Fence. **(Historic District) (R-1) @ 50 14th Street**, Block 96, Lot 3. For S. & J. Yon –Owner; Contractor: TBD
6. Review, Discussion and Decision for Pole Barn, Shed, & Fence. **(R-2) @ 151 20th Avenue**, Block 247, Lots 16-17. For A. Leigh -Owner; Contractor: TBD
7. Review, Discussion and Decision for Addition & Shed **(Historic District) (C-2) @ 90 10th Street**. Block 76, Lots 3. For R. & P. Smith –Owner; Contractor: TBD
8. Review, Discussion and Decision for Deck Addition. **(Historic District) (O/R) @ 71 15th Street**. Block 95 Lots 7. For W. Avery – Owner; Contractor: Earl Duggar
9. Review, Discussion and Decision for Dock (Residential). **(Historic District) (R-1) @ 116 Bay Avenue**. Block 195 Lots 1-5. For J. Solomon – Owner; Contractor: TBD; Agent: Dan Garlick

Other/New Business:

- Pool Permeable/Impermeable Issue

Outstanding/Unresolved Issues: N/A



August 8, 2022

P&Z MINUTES

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

Approved: Regular Meeting: 6:00 pm

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

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

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

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

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

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

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

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

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

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

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

Other/New Business:

N/A

Outstanding/Unresolved Issues:

N/A

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

Approved: Al Ingle





270 Prado Street

SIGN

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner 800 Mexico Beach, LLC
 Address P.O. Box 13633
 City Tallahassee State FL Zip 32317
 Phone (850)-671-1999

CONTRACTOR INFORMATION

Contractors Name: _____
 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 Sign

PROPERTY INFORMATION:

Street Address: 270 Prado ST City & State: Apalachicola, FL Zip: 32317

Historic District Non-Historic District Zoning District: R-2

Parcel #: 01-09S-08W-8330-0265 Block(s): 265 Lot(s): _____
-0010

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

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15 Rear: 25 Side: 15/split Lot Coverage: 45%
 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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-322-0985
 brobinson@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).

Proposing a sign constructed of Brick, Hardie Board, and Aluminum.

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 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.

8-24-22
DATE

800 MEXICO BEACH LLC
[Signature]
SIGNATURE OF APPLICANT

BUILDING PERMIT APPLICATION CHECKLIST

- ___ 1. Approval From City Planning & Zoning Board
- ___ 2. Complete Building Permit Application
- ___ 3. 2 COMPLETE SETS OF PLANS INCLUDING:
 - * Site plan
 - * Final Site Plan (New Construction)-Stormwater Mgt.
 - * Foundation plan
 - * Floor plan
 - * Elevations
 - * Wall section foundation through the roof
 - * Fire Protection
 - * Drawn to scale
- ___ 4. Contractor Information
 - * License
 - * Photo ID of License Holder
 - * COI: Workers Comp/General Liability
 - * Letter of Authorization
- ___ 5. Contract/Scope of Work
- ___ 6. Energy Forms
- ___ 7. Notice of Commencement on all permits of \$2500 or more
- ___ 8. Flood Elevation Certificate
- ___ 9. Water/Sewer Impact Fees Receipt (If applicable)

Bill Miller
Signature

8-24-22
Date

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 8-24-22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: 800 Mexico Beach, LLC Email: Jim @ Rudnick Dev. Com

ADDRESS: P.O. Box 13633

CITY, STATE & ZIP CODE: Tallahassee, FL 32317 PHONE # 850-671-1999

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: To Be Determined Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 270 Prado ST. Apalachicola, FL 32320

PURPOSE OF PERMIT: Sign

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

PROPERTY PARCEL ID # 01-095-08W-8330-0265-0010

LEGAL DESCRIPTION OF PROPERTY: Will not fit in space provided

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: _____ SBWR SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SBPTIC 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. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____

____ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 2000 Square Footage 10 SQ. FT.
 BPI _____ 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 _____

See attached Site Plan

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: City of Apalachicola Building Department does not have the authority to enforce DBED 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.

See note to general
Jan 4 2023
 Signature of Owner or Agent _____ Date _____

Signature of Contractor _____ Date _____

- TBD

Michelle McKenzie
 Notary as to Owner or Agent
 Date: 8/24/2023

Notary as to Contractor
 Date: _____

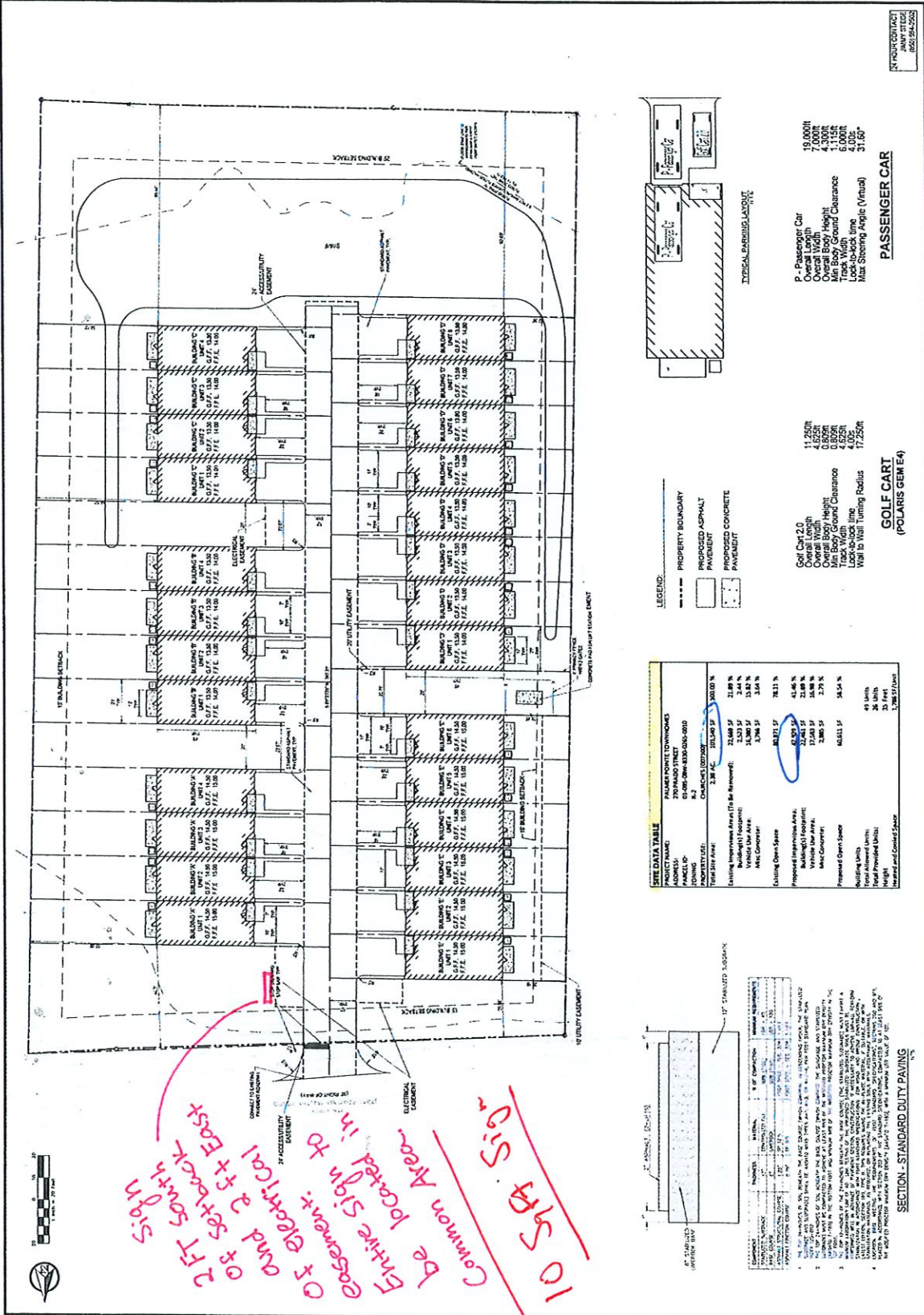
My Commission expires: 8/4/2024

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)





SITE DATA TABLE

PROJECT NAME: PALMER POINTE TOWNHOMES
 ADDRESS: 270 PALMER STREET
 ZONING: PD-15 (PLANNED DEVELOPMENT)
 PROPERTY SIZE: 2.8 AC
 CHURCH LAYOUT: 10,100 SF
 TOTAL SITE AREA: 23,489 SF
 Building Footprint: 22,481 SF
 Building Coverage: 95.7%
 Max Coverage: 1,708 SF
 Max Coverage: 7.3%
 Existing Open Space: 1,008 SF
 Existing Impervious Area: 62,071 SF
 Building Coverage: 41.4%
 Building Footprint: 22,481 SF
 Building Coverage: 95.7%
 Max Coverage: 1,708 SF
 Max Coverage: 7.3%
 Proposed Green Space: 46,811 SF
 Building Footprint: 22,481 SF
 Building Coverage: 95.7%
 Max Coverage: 1,708 SF
 Max Coverage: 7.3%

SECTION - STANDARD DUTY PAVING

1. PAVING SHALL BE STANDARD DUTY PAVING AS SHOWN ON THE PLAN.
 2. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 3. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 4. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 5. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 6. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
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 8. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 9. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.
 10. THE PAVING SHALL BE 4 INCHES THICK AND SHALL BE CONCRETE OR ASPHALT.

TYPICAL PARKING LAYOUT

PASSENGER CAR
 Overall Length: 19.000ft
 Overall Width: 7.000ft
 Overall Height: 7.000ft
 Min Body Ground Clearance: 1.115ft
 Track Width: 6.000ft
 Max Wheelbase: 9.500ft
 Max Steering Angle (Virtual): 31.5°

GOLF CART (POLARIS GEM EA)
 Overall Length: 11.250ft
 Overall Width: 4.875ft
 Overall Height: 4.875ft
 Min Body Ground Clearance: 0.890ft
 Track Width: 4.875ft
 Max Wheelbase: 7.250ft
 Max Steering Angle (Virtual): 17.250ft

meets their setbacks & is within lot coverage. ✓ OK
 - 45% = 103,540
 46,593 allowed

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA 32308
PHONE: (850) 999-4241
WWW.UCCINC.COM
FL CA 00030572



DATE	BY	REVISIONS

FLORIDA
FRANKLIN COUNTY
PALMER POINTE TOWNHOMES
PRELIMINARY PLAT

DRAMA: BY: J.P.C.
(LICENSE NUMBER: 00000000)

CHECKED BY: S.K.M.
DATE: 09/02/22
NOTE: SCALE: 1"=20'
VERT. SCALE

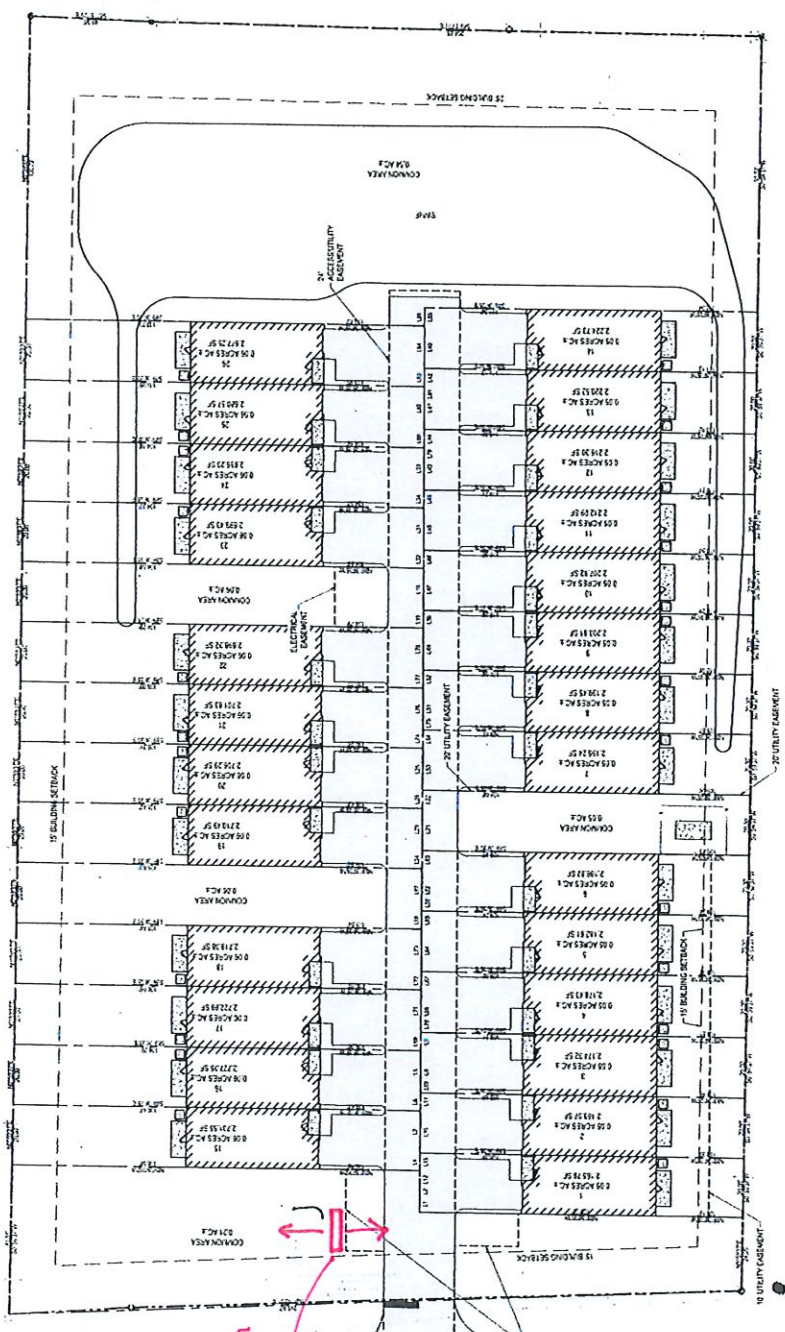
SHEET: C-102
PROJECT No. 21031.00

Resident



Agenda *6/23/2022*

Parcel	Area	Volume
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
7	0.00	0.00
8	0.00	0.00
9	0.00	0.00
10	0.00	0.00
11	0.00	0.00
12	0.00	0.00
13	0.00	0.00
14	0.00	0.00
15	0.00	0.00
16	0.00	0.00
17	0.00	0.00
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92	0.00	0.00
93	0.00	0.00
94	0.00	0.00
95	0.00	0.00
96	0.00	0.00
97	0.00	0.00
98	0.00	0.00
99	0.00	0.00
100	0.00	0.00



Approved Preliminary Plat

Entire Sign to be Common in Area

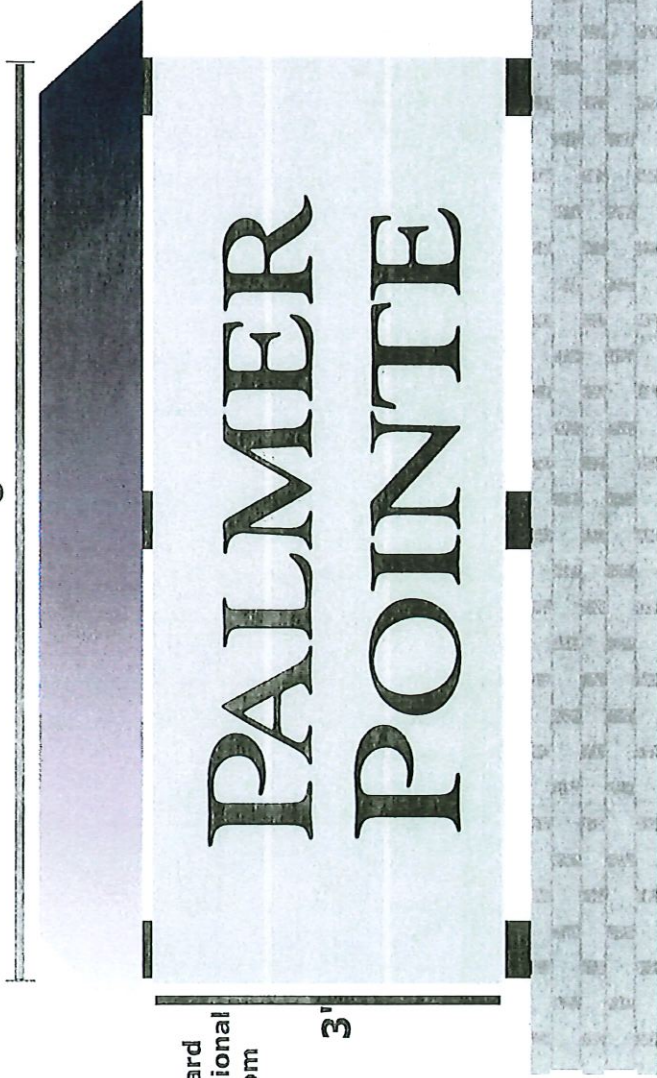
Parcel	Area	Volume
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
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88	0.00	0.00
89	0.00	0.00
90	0.00	0.00
91	0.00	0.00
92	0.00	0.00
93	0.00	0.00
94	0.00	0.00
95	0.00	0.00
96	0.00	0.00
97	0.00	0.00
98	0.00	0.00
99	0.00	0.00
100	0.00	0.00

Parcel	Area	Volume
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
7	0.00	0.00
8	0.00	0.00
9	0.00	0.00
10	0.00	0.00
11	0.00	0.00
12	0.00	0.00
13	0.00	0.00
14	0.00	0.00
15	0.00	0.00
16	0.00	0.00
17	0.00	0.00
18	0.00	0.00
19	0.00	0.00
20	0.00	0.00
21	0.00	0.00
22	0.00	0.00
23	0.00	0.00
24	0.00	0.00
25	0.00	0.00
26	0.00	0.00
27	0.00	0.00
28	0.00	0.00
29	0.00	0.00
30	0.00	0.00
31	0.00	0.00
32	0.00	0.00
33	0.00	0.00
34	0.00	0.00
35	0.00	0.00
36	0.00	0.00
37	0.00	0.00
38	0.00	0.00
39	0.00	0.00
40	0.00	0.00
41	0.00	0.00
42	0.00	0.00
43	0.00	0.00
44	0.00	0.00
45	0.00	0.00
46	0.00	0.00
47	0.00	0.00
48	0.00	0.00
49	0.00	0.00
50	0.00	0.00
51	0.00	0.00
52	0.00	0.00
53	0.00	0.00
54	0.00	0.00
55	0.00	0.00
56	0.00	0.00
57	0.00	0.00
58	0.00	0.00
59	0.00	0.00
60	0.00	0.00
61	0.00	0.00
62	0.00	0.00
63	0.00	0.00
64	0.00	0.00
65	0.00	0.00
66	0.00	0.00
67	0.00	0.00
68	0.00	0.00
69	0.00	0.00
70	0.00	0.00
71	0.00	0.00
72	0.00	0.00
73	0.00	0.00
74	0.00	0.00
75	0.00	0.00
76	0.00	0.00
77	0.00	0.00
78	0.00	0.00
79	0.00	0.00
80	0.00	0.00
81	0.00	0.00
82	0.00	0.00
83	0.00	0.00
84	0.00	0.00
85	0.00	0.00
86	0.00	0.00
87	0.00	0.00
88	0.00	0.00
89	0.00	0.00
90	0.00	0.00
91	0.00	0.00
92	0.00	0.00
93	0.00	0.00
94	0.00	0.00
95	0.00	0.00
96	0.00	0.00
97	0.00	0.00
98	0.00	0.00
99	0.00	0.00
100	0.00	0.00

24 S9A Sign

less than 8'

8'



White Hardy board with black dimensional lettering cut from 1" HDU

3"

10'

Metal roofing material with 2x4 pt painted support. Base is 6x6 pt painted posts

3"

Base is landscaping blocks completed by customer.

20"



214 9th Street
DECK ADDITION

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: MARK S. + TERRY GALBRAITH
 Address: 214 9th STREET
 City: APALACHICOLA State: FL Zip: 32320
 Phone: 908 803-1337

Contractors Name: EARL DUGGAR
 State License #: RR0067401 City License #: _____
 Email Address: etduggar@fairpoint.net
 Phone: (850) 653-1708

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)
- Varinace
- Other: CONSTRUCTION A DECK

PROPERTY INFORMATION

Street Address: 214 9th STREET City & State: APALACHICOLA, FL Zip: 32320

Historic District | Non-Historic District Zoning District: R-1

Parcel #: 01-095-08W-8330-0161-0040 Block(s): 161 Lot(s): 4-5

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

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15 Rear: 25 Side: 15 1/2 Lot Coverage: 40%
 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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@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).

CONSTRUCTION OF DECK. ALL PRESSURE TREATED MATERIALS. 240 sq feet. ATTACHED TO EXISTING STRUCTURE.

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

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wygoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: MARK S & TERRY GALBRAITH Email: _____

ADDRESS: 214 9th Street

CITY, STATE & ZIP CODE: APALACHICOLA FL 32320 PHONE # _____

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: EARL DUGGAR Email: etduggar@fawpoint.net

ADDRESS: 80 WADDELL ROAD

CITY, STATE & ZIP CODE: APALACHICOLA FL 32320 PHONE # 850/653-7080

STATE LICENSE NUMBER: RR0067405 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 214 9th STREET, APALACHICOLA, FL 32320

PURPOSE OF PERMIT: CONSTRUCTION OF DECK

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?

YES NO

PROPERTY PARCEL ID # 01-095-08W-8330-0161-0040

LEGAL DESCRIPTION OF PROPERTY: LOTS 4-5, BLOCK 101

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, fans, and air conditioners, etc. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other CONSTRUCTION OF DECK

Addition, Alteration or Renovation to building.
 Distance from property lines: Front CONNECTED TO EXISTING Rear 40' L. Side 5'
 R. Side 15'
 Cost of Construction \$ 12,000.00 House Square Footage 240 sq. ft.
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled N/A # Of Stories N/A # Of Units N/A
 Type of Roof N/A Type of Walls N/A Type of Floor PT WOOD
 Extreme Dimensions of: Length 25' Height 7" Width 10' 1 1/2"

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: 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

Earl Duggar 8/25/22
 Signature of Contractor Date

 Notary as to Owner or Agent
 Date: _____

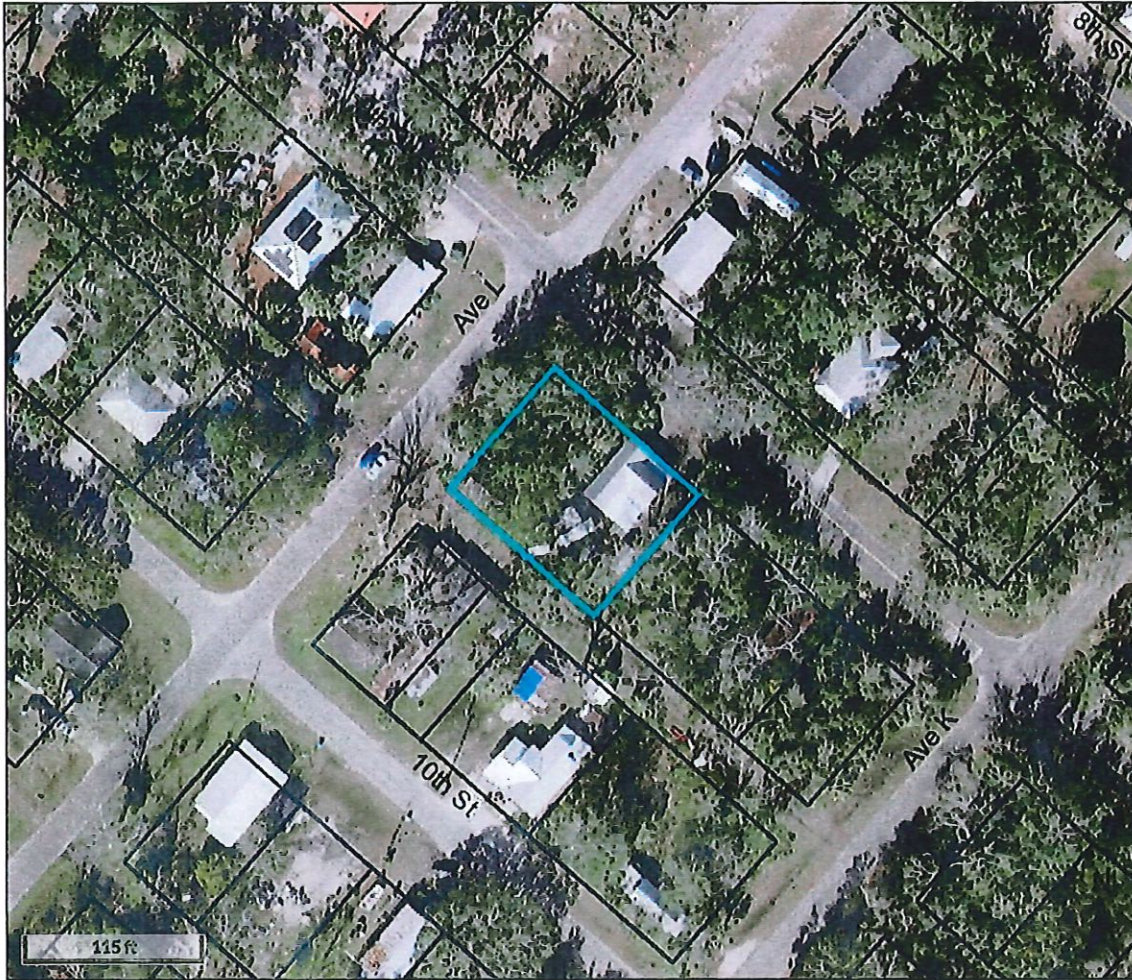
 Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-0161-0040	Alternate ID	08W09S01833001610040	Owner Address	GALBRAITH MARKS & TERRY
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		214 9TH STREET
Property Address	214 9TH STREET	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 161 LOTS 4,5				

(Note: Not to be used on legal documents)

Date created: 8/30/2022
 Last Data Uploaded: 8/30/2022 7:38:25 AM

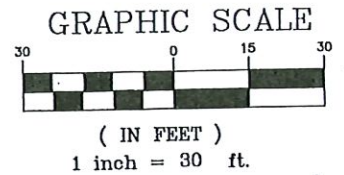
Developed by Schneider GEOSPATIAL

12,000 ft²
 allowed 40% = 4,800 ft²

Current:
 14
 +1,571.5
 + 572
2,159.5

Proposed:
 239 ft²
2,401.5 ft² OK ✓
 SUBBACKS = OK

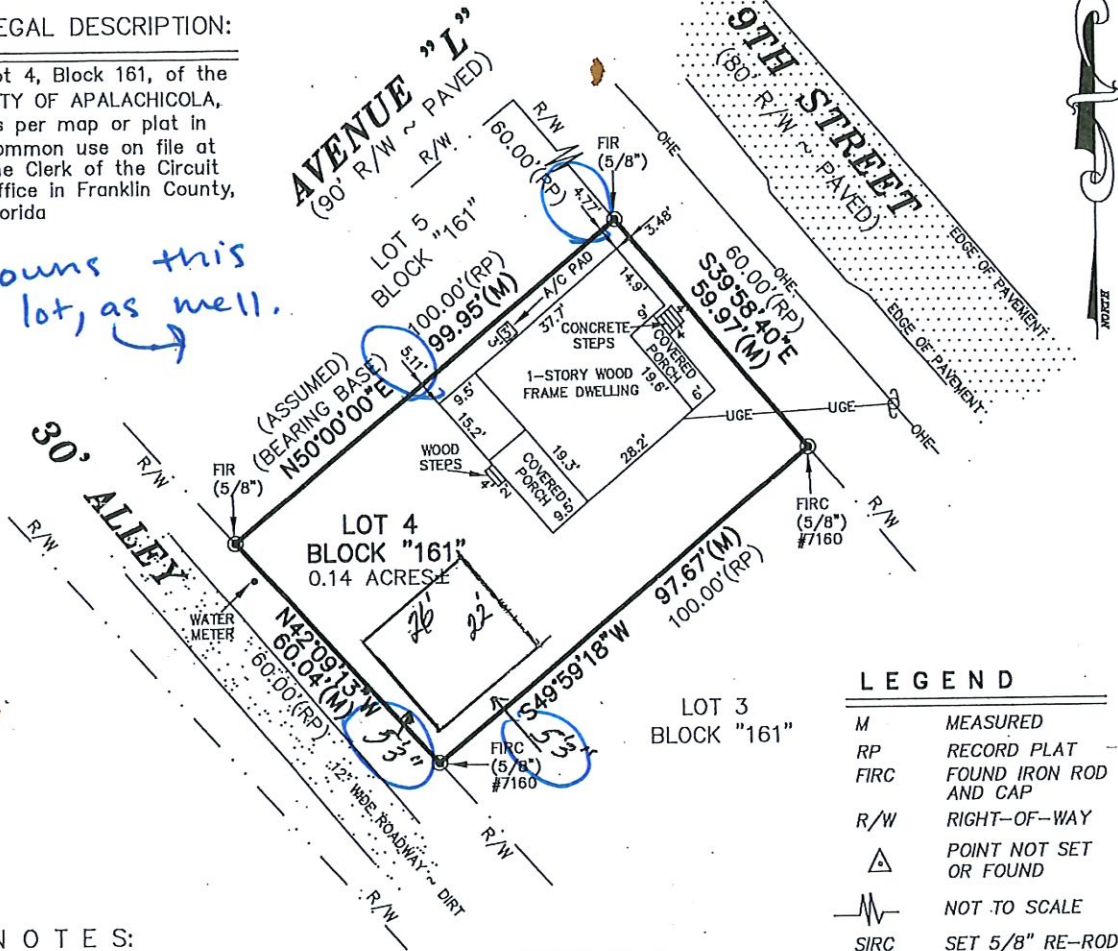
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MARK S. GALBRAITH**



LEGAL DESCRIPTION:

Lot 4, Block 161, of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

owns this lot, as well.



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
R/W	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
⚡	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FIR	FOUND IRON ROD
OHE	OVERHEAD ELECTRIC LINE
⊕	POWER POLE
UGE	UNDERGROUND ELECTRIC LINE

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwestern boundary of subject parcel having an assumed bearing of North 50 degrees 00 minutes 00 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:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel Number: 120089 0526F, Index Date: February 05, 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 and practices for land surveying as established by the Florida Board of Professional Surveyors and Mappers. (F.A.C. 5117.051, 052)

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.

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

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-3538 FAX NUMBER: 850-962-1103
LD # 7160

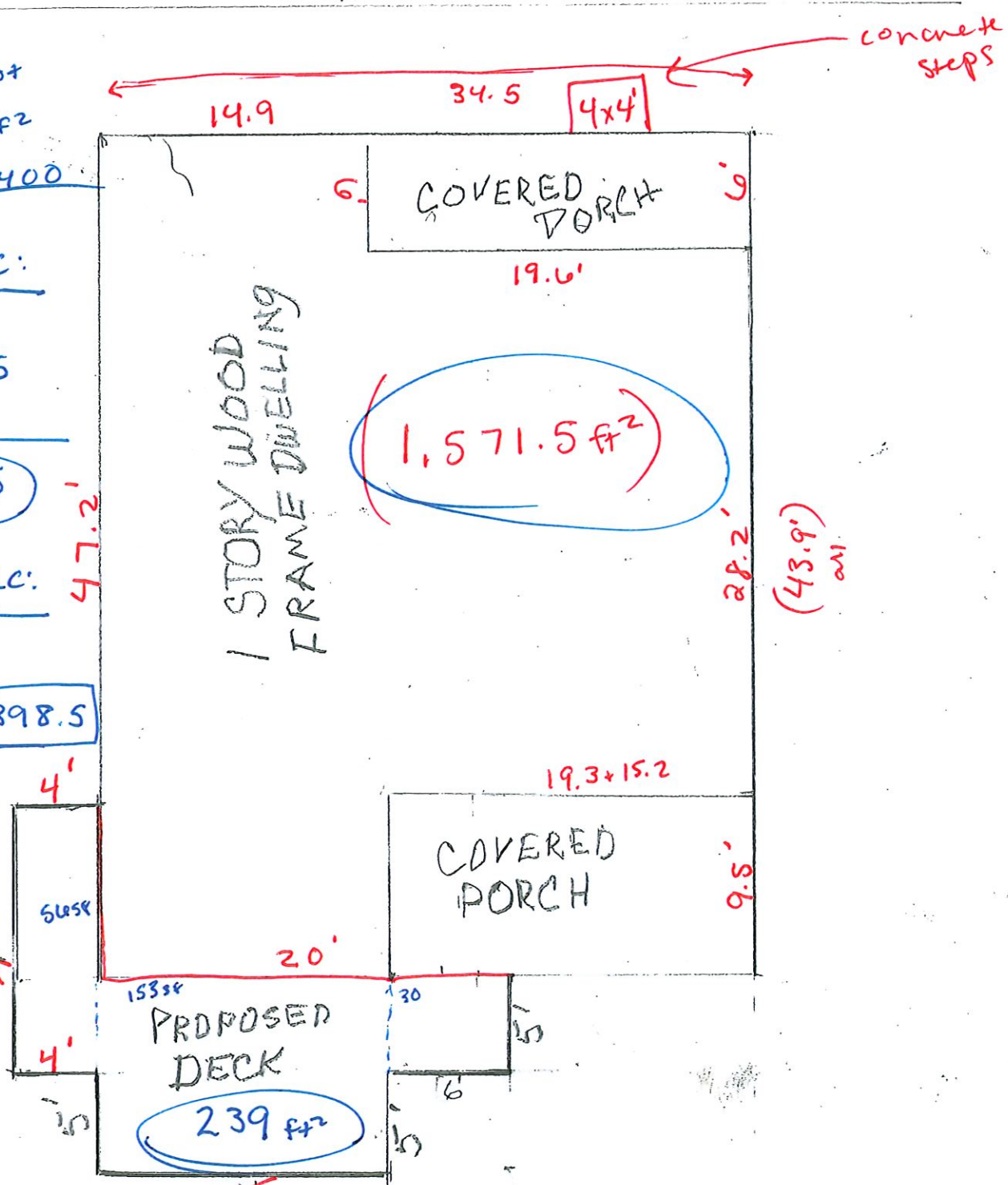
DATE: 05/08/19	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 04435.DWG	DATE OF LAST FIELD WORK: 05/07/19	JOB NUMBER: 04-435	

9th STREET

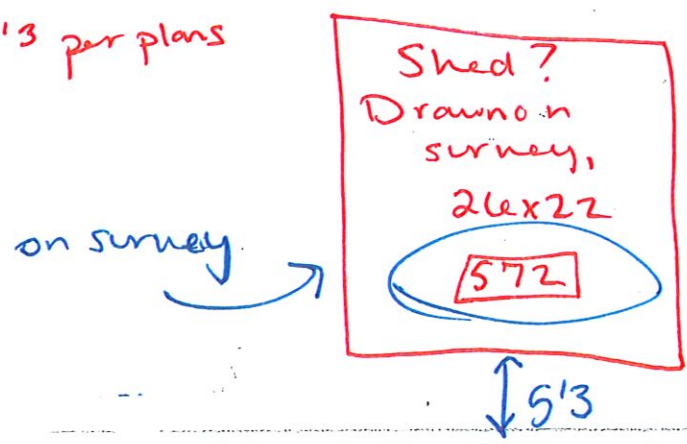
60x100 lot
6,000 sf²
allowed: 2,400

Current LC:
16
+ 1,571.5
+ 572
2,159.5

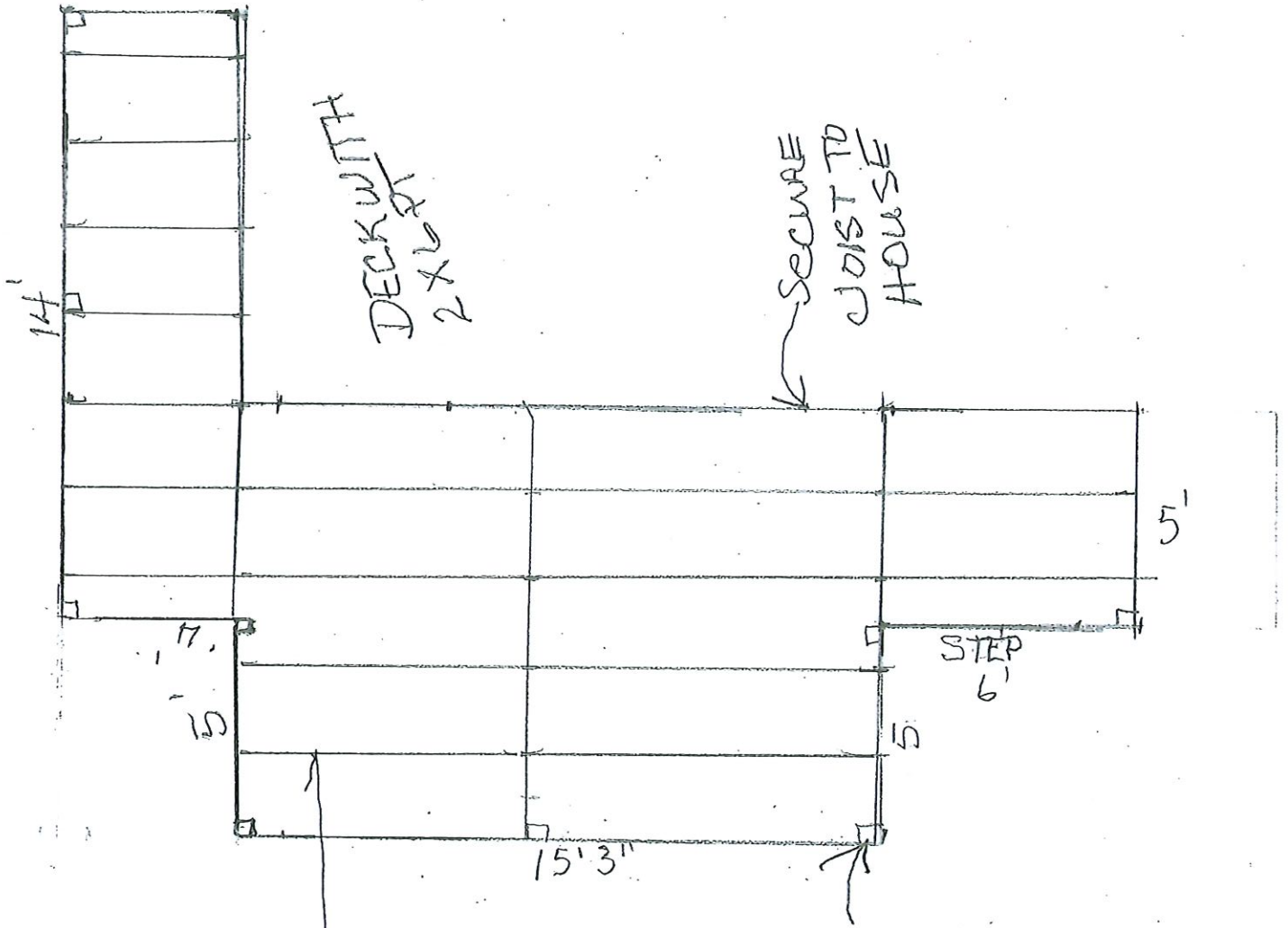
Proposed LC:
239
2,398.5



Setbacks +
lot coverage = OK,
Own 2 lots, so
they still have
2,400 sqft left
ALLEY



SITE PLAN
SCALE
1/8" = 1'
5'3"



FRAMING PLAN

SCALE
1/4" = 1'



159 20th Avenue
DRIVEWAY/SIDEWALK

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Non HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner HAROLD B + TERI R. ANGEL
 Address 159 20th AVENUE
 City APALACHICOLA State FL Zip 32320
 Phone (423) 291-8095

Contractors Name: EARL DUGGAR
 State License # RR0067401 City License # _____
 Email Address etduggar@fairpoint.net
 Phone (850) 653-7080

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 Concrete Driveway + Side Walk

PROPERTY INFORMATION

Street Address: 159 20th AVENUE City & State APALACHICOLA, FL Zip 32320
 Historic District Non-Historic District Zoning District: R-2
 Parcel #: 01-095-08W-9330-0247-0200 Block(s) 247 Lot(s) 20-23
 FEMA Flood Zone/Panel #: _____
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15 Rear: 25 Side: 15/sph Lot Coverage: 40%
 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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@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).

POUR CONCRETE DRIVEWAY + SIDEWALK
 APPRX 1250 sq ft 24' x 49'

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

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: HAROLD & TERI R. ANGEL Email: _____

ADDRESS: 159 20th AVENUE

CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # _____

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: EARL DUGGAR Email: _____

ADDRESS: 80 WADEL ROAD

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 850/653-7080

STATE LICENSE NUMBER: RC0067401³²³²⁰ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 159 20th Avenue, APALACHICOLA, FL 32320

PURPOSE OF PERMIT: POUR CONCRETE DRIVEWAY + SIDEWALK

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

PROPERTY PARCEL ID # 01-09S-08W-8330-0247-0200

LEGAL DESCRIPTION OF PROPERTY: BLK 247, Lots 20-23

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, fans, and air conditioners, etc. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other CONCRETE DRIVEWAY & SIDEWALK
 Addition, Alteration or Renovation to building.

Distance from property lines: Front _____ Rear _____ L. Side 40'
 R. Side 6' from EXISTING HOUSE ATTACHED TO CARPORT UNDER construction
 Cost of Construction \$ 4800.00 Square Footage _____
 EPI _____ Flood Zone X Lowest Floor Elevation _____
 Area Heated/Cooled N/A # Of Stories N/A # Of Units N/A
 Type of Roof N/A Type of Walls N/A Type of Floor N/A
 Extreme Dimensions of: Length 49' Height _____ Width 24'

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: 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.

Len Angel 8/25/22
 Signature of Owner or Agent Date

Carl Hugga 8/25/22
 Signature of Contractor Date

Notary as to Owner or Agent
 Date: _____

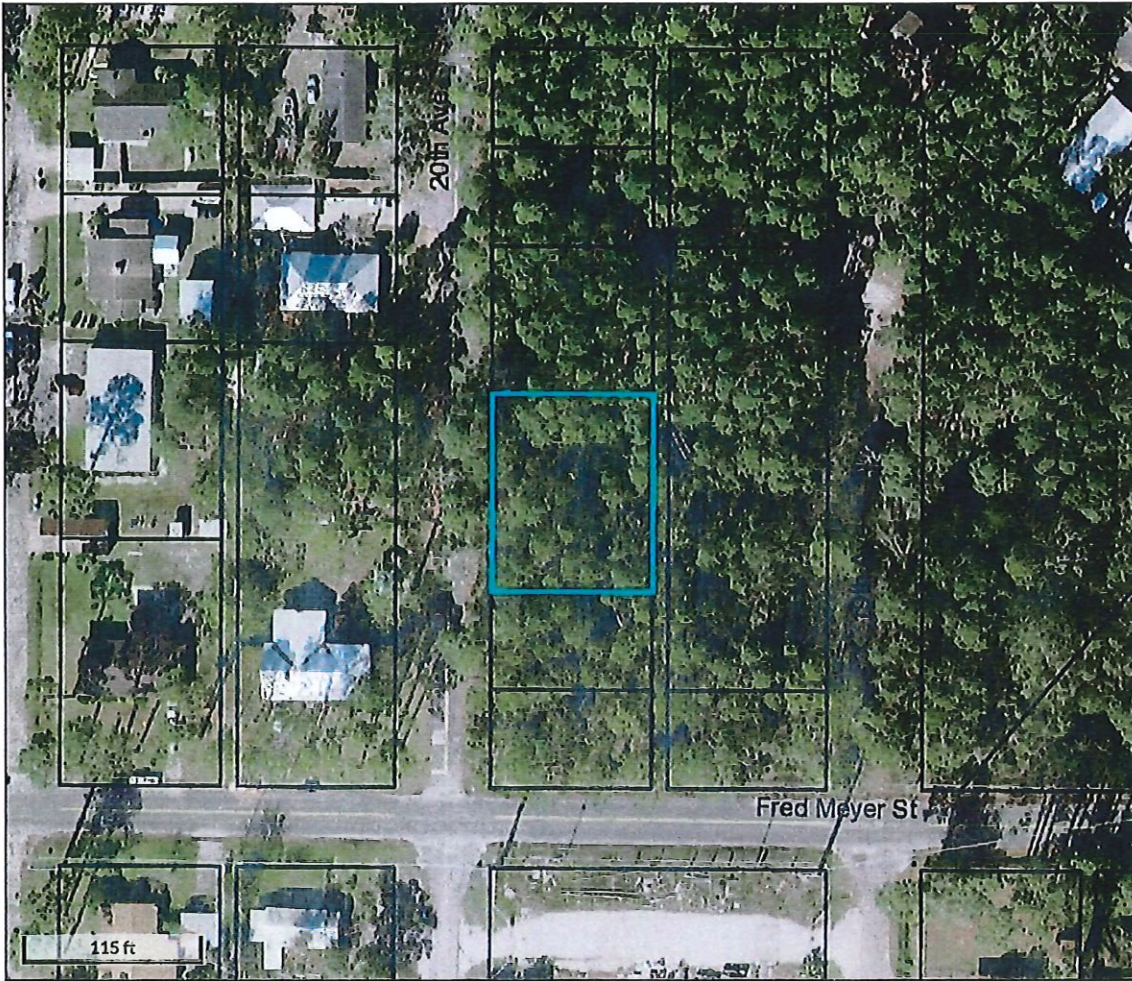
Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0247-0200	Alternate ID	08W09S01833002470200	Owner Address	ANGEL HAROLD & TERI R
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		261 OAK HILLS LANE
Property Address	159 20TH AVE	Acreage	n/a		MOUNTAIN CITY, TN 37683
	APALACHICOLA				

District 3
 Brief Tax Description BL 247 LOTS 20 THRU 23

(Note: Not to be used on legal documents)

OK ✓
12,000 sqz

Date created: 8/30/2022
 Last Data Uploaded: 8/30/2022 7:38:25 AM

Developed by  Schneider
 GEOSPATIAL

20th AVE

align? SW?

Lots 20-23 = 12,000 SQFT , 40% = 4,800 SF

Current: 2,400 SQFT

if concrete less than 2,400 Sq Ft ok

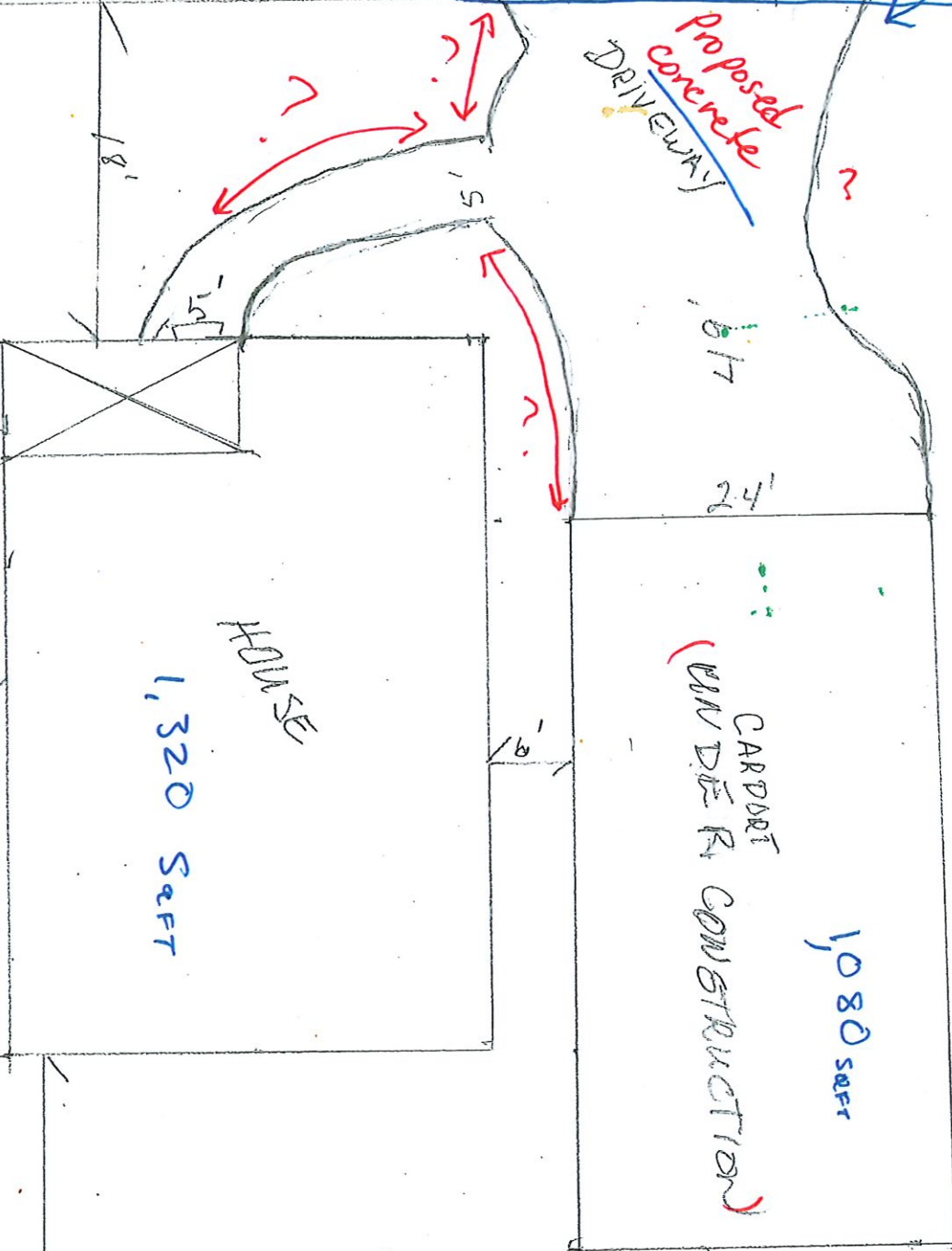
~~✗~~

Proposed concrete DRIVEWAY

CARPORT (W/ DIE R CONSTRUCTION)

1,080 SQFT

HOUSE 1,320 SQFT



SITE PLAN

LOT 20

LOT 21

LOT 22

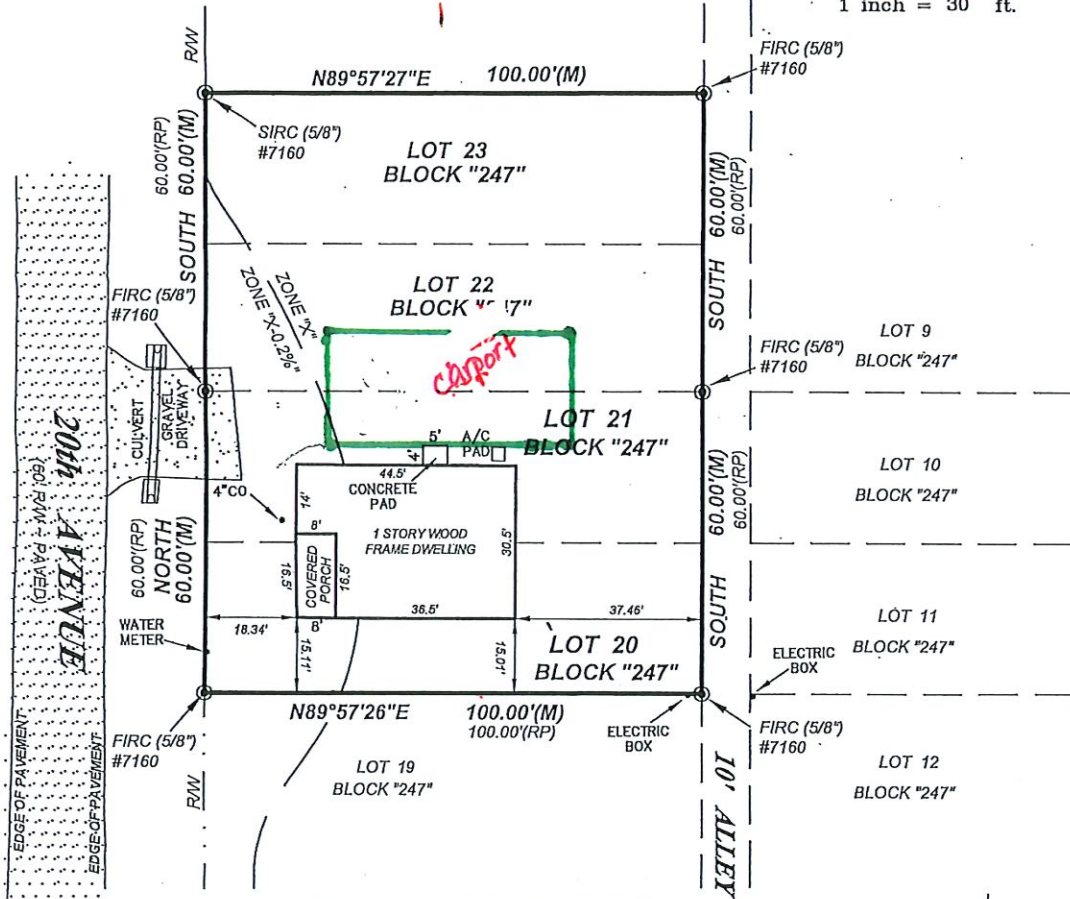
ALLEY

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 HAROLD B. ANGEL and TERI R. ANGEL,
 LOAN DEPOT,
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



LEGAL DESCRIPTION:

Lots 20, 21, 22, & 23, Block "247" of the CITY OF APALACHICOLA, as per map or plat thereof 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: Easterly right of way boundary of 20th Avenue having an assumed bearing of North.
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.
7. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X" and "X-0.2%" as per Flood Insurance Rate Map Community Panel No: 120089 0526F, index date: February 05, 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 Professional Surveyors and Mappers (F.A.C. 5A-17.051/052).

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.

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



THURMAN RODDENBERRY & ASSOCIATES, INC

PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-561-3338 FAX NUMBER: 850-967-1193
 LD # 7169

DATE: 11/05/21	DRAWN BY: BB/MD	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 18443.DWG	DATE OF LAST FIELD WORK: 11/03/21	CHECKED BY:	JOB NUMBER: 18-443



50 14th Street

DRIVEWAY, PATHWAYS, FENCE

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

<p>OWNER INFORMATION</p> <p>Owner <u>STEVE + JANET YON</u> Address <u>50 14th STREET</u> City <u>APALACHICOLA</u> State <u>FL</u> Zip <u>32320</u> Phone () <u>STEVE 216-272-6062</u> <u>JANET 216-543-9012</u></p>	<p>CONTRACTOR INFORMATION</p> <p>Contractors Name: <u>T.B.D.</u> State License # _____ City License # _____ Email Address _____ Phone () _____</p>
--	---

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

*Reason for Denial _____

PROJECT TYPE

<p><input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition</p>	<p><input checked="" type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other: <u>SITE WORK, GRAVEL DRIVES, BRICK + GRAVEL PATHWAYS, FENCING</u></p>
---	--

PROPERTY INFORMATION:

Street Address: 50 14th STREET City & State: APALACHICOLA Zip: 32320

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-095-08W-8330-0096-0030 Block(s): 96 Lot(s): 3

FEMA Flood Zone/Panel #: 12037C0526F
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

<p>Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15 1/2</u> Lot Coverage: <u>40</u> Water Available: _____ Sewer Available: _____ Taps Paid: _____</p>	<p>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.</p> <p>Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board</p>
---	--

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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@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).

FENCE PERMIT ALREADY RECEIVED. 3 1/2" CUSTOM FRONT DECORATIVE + 6" REAR PRIVACY

SITE WORK TO INCLUDE: NEW FRONT GRAVEL DRIVE W/ FLUSH BRICK EDGE.
 NEW BRICK FRONT WALK W/ SIDE GRAVEL PATH W/ BRICK BORDER
 REAR YARD GRAVEL AREA + REAR GRAVEL DRIVE FROM ALLEY TO GARAGE

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	TBD CUSTOM WOOD	CUSTOM 3 1/2" L:200 MATERIALS PLAN	
Driveways/Sidewalks	TBD	GRAVEL W/ BRICK BORDER BRICK ENTRY PATHWAY	
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.
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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.
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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.

* 8-26-22
DATE

* [Signature]
SIGNATURE OF APPLICANT



WE LOVE
LAND
STUDIO, INC.

Designers
We Love Land Studio, Inc.
(850) 370-0215
www.weloveland.studio

No.	Date	Revision
1	04/24/2022	ISSUED FOR CLIENT REVIEW
2	05/24/2022	ISSUED FOR PERM REVIEW

Project Information
Site Improvements:
Fencing & Gravel Drives

Client Information
The Yon Residence
50 14th St
Apalachicola, FL 32320

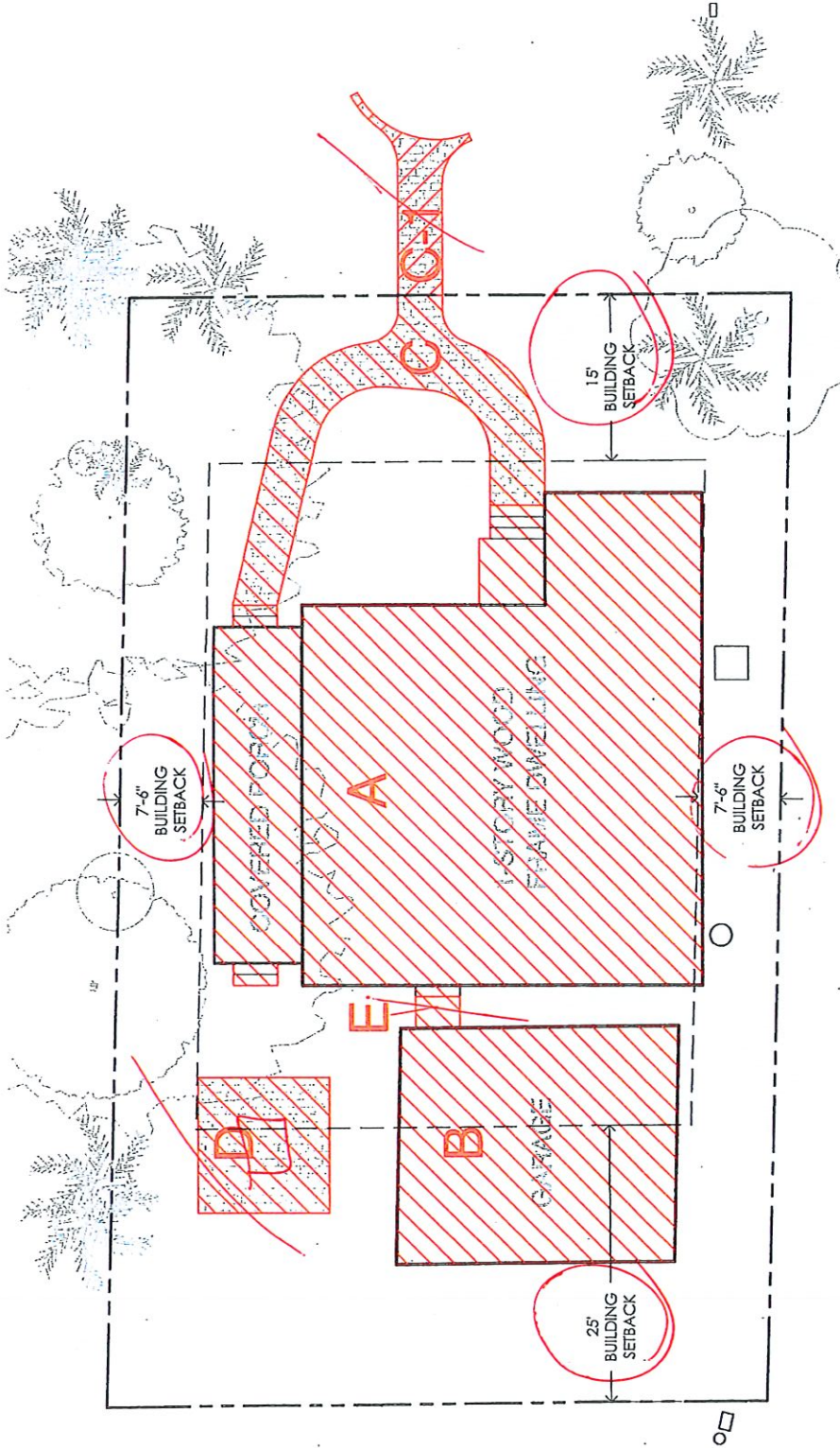
Drawing Title

**EXISTING SITE PLAN
IMPERVIOUS AREA**

Date	Project No.	Drawn by	Checked by	Issued No.	Sheet No.
04/27/2022	22-03	SS & LB	SS	L-150	

CONCEPTUAL PLAN
NOT FOR
CONSTRUCTION

14TH STREET (80' F/W - PAVED)



EXISTING IMPERVIOUS AREA CALCULATIONS WITHIN PROPERTY LINES FOR BLOCK 96 LOT 3:

A.	WOOD FRAME DWELLING, PORCHES, AND STAIRS	1,702.15 SF
B.	GARAGE	538.55 SF
C.	ENTRY WALKWAY, CONCRETE PAVERS	228.72 SF
D.	BACK PATIO, CONCRETE PAVERS	147 SF
E.	WOOD DECKING	11.37 SF
EXISTING IMPERVIOUS AREA:		2,627.79 SF (or 43.8% of 6,000 SF)
EXISTING IMPERVIOUS AREAS TO BE REMOVED:		C+E+D = 387.09 SF (or 6.5% of 6,000 SF)
EXISTING IMPERVIOUS AREAS TO REMAIN:		A+B = 2,240.7 SF (or 37.4% of 6,000 SF)

*TOTAL PROPERTY AREA
LOT CALCULATIONS:
BLOCK 96, LOT 3
60' x 100' = 6,000 SF
TOTAL AREA = 6,000 SF

*C1. ENTRY WALK ON CITY PROPERTY = 64.55 SF

*C1. REMOVED AREA C-1 LEAVES 0 SF OF IMPERVIOUS SURFACE ON CITY PROPERTY.

SCALE: 1/8" = 1'





Key Plan (N15)

WE LOVE LAND
STUDIO, INC.

Designers
We Love Land Studio, Inc.
(850) 370-0215
www.weloveland.studio

No.	Date	Revision
1	06/26/2022	ISSUED FOR CLIENT REVIEW
2	06/27/2022	ISSUED FOR PER REVIEW

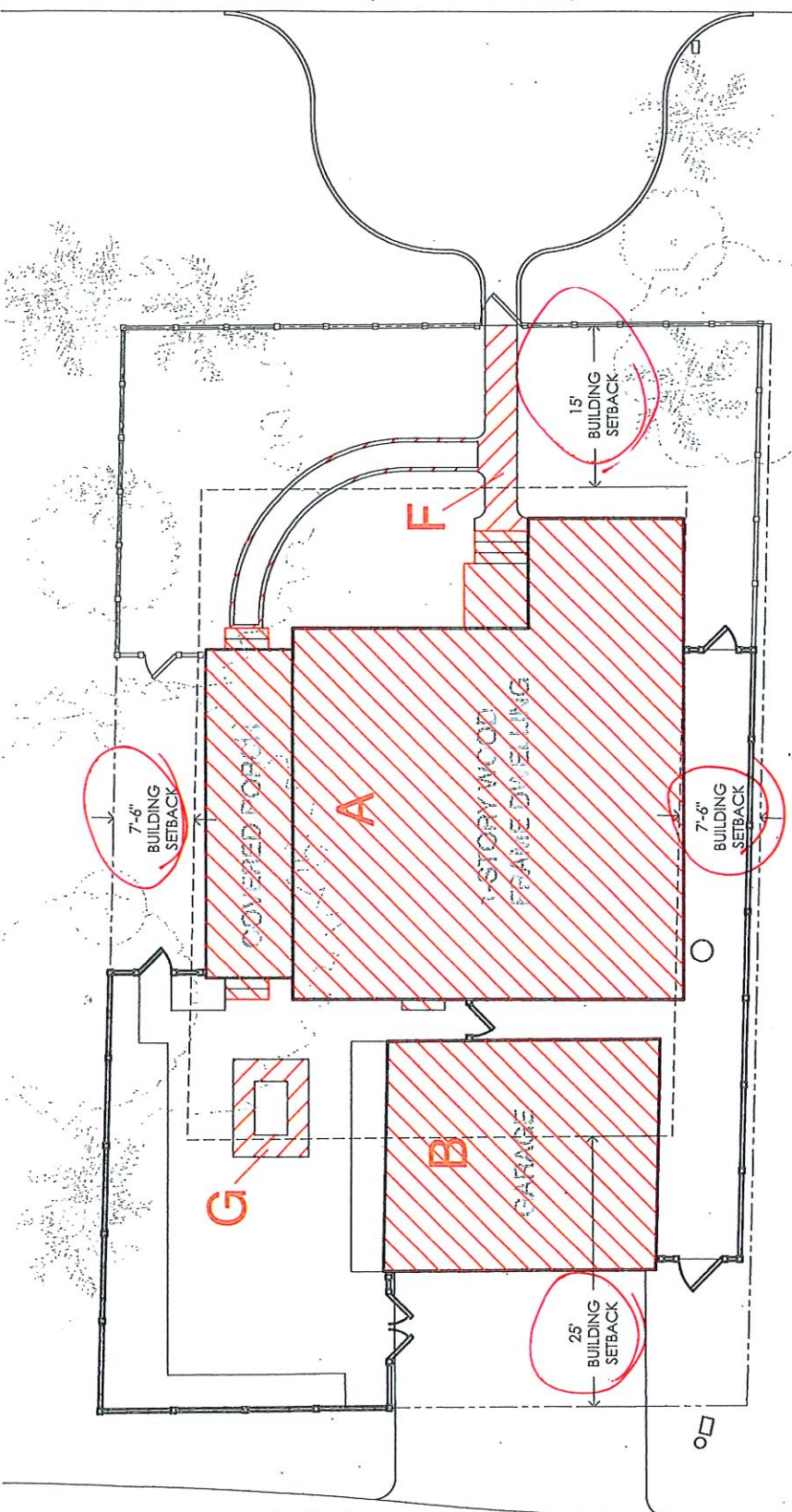
Project Information
Site Improvements:
Fencing & Gravel Drives

Client Information
The Yon Residence
50 14th St
Apalachicola, FL 32420

Drawing Title
PROPOSED SITE PLAN
IMPERVIOUS AREA

Date	06/27/2022
Project No.	22-06
Drawn by	SA A.L.H.
Checked by	SA
Drawing No.	L-250
Sheet No.	

14TH STREET (80' R/W - PAVED)



** make sure removals take place before new additions. **

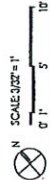
EXISTING IMPERVIOUS AREA CALCULATIONS WITHIN PROPERTY LINES FOR BLOCK 96 LOT 3:

A.	WOOD FRAME DWELING, PORCHES, AND STAIRS	1,698.15 SF (or 28.3% of 6,000 SF)
B.	GARAGE	538.56 SF (9% of 6,000 SF)
EXISTING IMPERVIOUS AREA TO REMAIN:		2,236.71 SF (or 37.3% of 6,000 SF)

PROPOSED IMPERVIOUS AREA:

F.	BRICK ENTRY WALKWAY	83.79 SF (or 1.4% of 6,000 SF)
G.	PORTION OF EXISTING BRICK PATIO TO REMAIN	48.00 SF (0.8% of 6,000 SF)
TOTAL PROPOSED IMPERVIOUS AREA =		131.79 SF (2.2% of 6,000 SF)
TOTAL IMPERVIOUS AREA (EXISTING + PROPOSED) =		2,369.25 SF (or 39.48% of 6,000 SF)

Extra





Key Plan (N.T.S.)

WE LOVE LAND STUDIO, INC.

Designers
We Love Land Studio, Inc.
(850) 370-0215
www.welovelandstudio.com

No.	Date	Revision
1	04/24/2022	ISSUED FOR CLIENT REVIEW
2	05/24/2022	ISSUED FOR PAL REVIEW

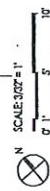
Project Information
Site Improvements:
Fencing & Gravel Drives

Client Information
The Yon Residence
50 14th St
Apalachicola, FL 32320

Drawing Title
MATERIALS PLAN

Date: 04/27/2022
Project No.: 22-02
Drawn By: SB & LB
Checked By: SB
Drawing No.: L-200
Sheet No.:

14TH STREET (80' R/W - PAVED)



NEW GRAVEL DRIVEWAY WITH BRICK BORDER

3' HIGH DECORATIVE FENCE

PROPOSED BRICK WALKWAY

PROPOSED GRAVEL WALKWAY WITH BRICK BORDER

7'-5" BUILDING SETBACK

COVERED PORCH

1-STORY WOOD FRAME DWELLING

15' BUILDING SETBACK

7'-5" BUILDING SETBACK



3' HIGH DECORATIVE WOOD FENCE



6' HIGH PRIVACY WOOD FENCE

GRAVEL WALKWAY

6' HIGH PRIVACY FENCE

PROPOSED BRICK PATIO RING

7'-5" BUILDING SETBACK

GARAGE

25' BUILDING SETBACK

NEW GRAVEL DRIVEWAY ON EXISTING GRAVEL BASE

ALLEY



151 20th Avenue

POLE BARN, SHED, & FENCE

R-2, Non-historic
40%, normal setbacks

CITY OF APALACHICOLA
BUILDING DEPT.
197 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 8-22-2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Anthony Lewis Email: ynotleigh@yahoo.com

ADDRESS: 151 20th Ave

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 984-829-1623

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: TBD Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: Same

PURPOSE OF PERMIT: pole barn, shed, fence

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: LOTS 16+17 Block 247

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. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 10,000 Square Footage _____
 BPI _____ Flood Zone Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof metal Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length 50' Height 15' Width 12'

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: 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.

 8-22-2022
 Signature of Owner or Agent Date _____ _____
 Signature of Contractor Date

Notary as to Owner or Agent
 Date: _____

Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 8-22-2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Anthony Leigh Email: ynotleigh@yahoo.com

ADDRESS: 151 20th Ave

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 954-829-1623

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Stor-mor Email: _____

ADDRESS: 2235 Crawfordville Hwy

CITY, STATE & ZIP CODE: Crawfordville, FL 32327 PHONE # 229-785-2761

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: same

PURPOSE OF PERMIT: Shed

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: lots 16+17 Block 247

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: _____ SEWBR SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 5000 Square Footage 160
 EPI _____ Flood Zone X Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories 1 # Of Units _____
 Type of Roof metal Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length 16' Height 8' Width 10'

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Signature of Owner or Agent [Signature] Date 8-22-2022 Signature of Contractor _____ Date _____

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
(make checks payable to City of Apalachicola)

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 8-22-2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Anthony Leight Email: ynotleigh@yahoo.com

ADDRESS: 151 20th Ave

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 981-829-1623

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: DIY Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: Same

PURPOSE OF PERMIT: FENCE

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: lots 16+17 Block 247

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: _____

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[Signature] 8-22-2022 _____
 Signature of Owner or Agent Date Signature of Contractor Date

 Notary as to Owner or Agent
 Date: _____

 Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

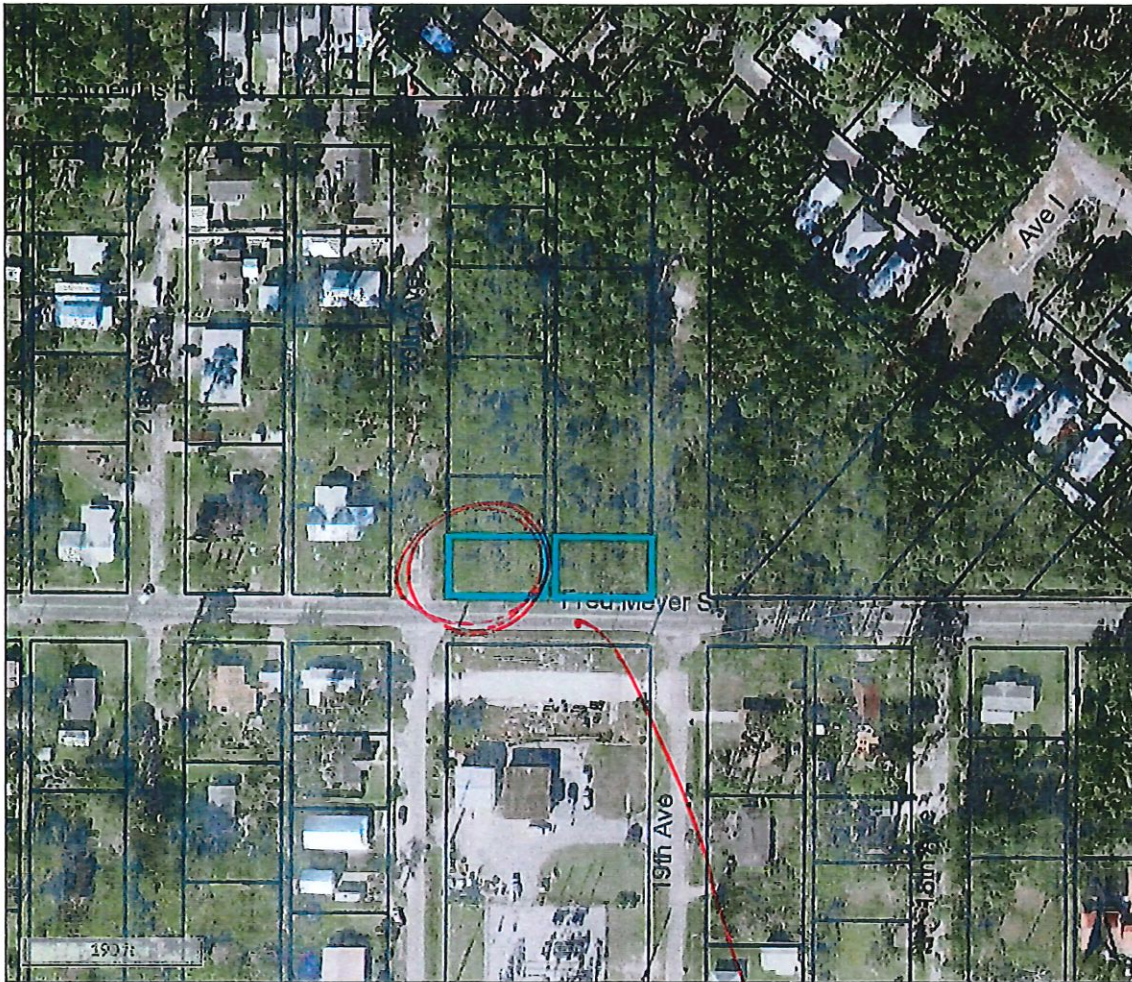
CERTIFICATION

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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8-22-2022
DATE


SIGNATURE OF APPLICANT



Legend
 □ Parcels
 Roads
 City Labels

Parcel ID	01-09S-08W-8330-0247-0140	Alternate ID	08W09S01833002470140	Owner Address	LEIGH ANTHONY W
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		229 FRED MEYER STREET
Property Address	229 FRED MEYER ST	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 247 LOTS 14 THRU 17 (Note: Not to be used on legal documents)				

Date created: 8/31/2022
 Last Data Uploaded: 8/31/2022 7:37:18 AM

Developed by Schneider GEOSPATIAL

*Lots 16/17 = 7,200 ft²
 40% = 2,880 ft²*

Current:

1500 house
 280 shed

1,780

Proposed:

160 shed
 600 Pole Barn
 288 Deck

1,048

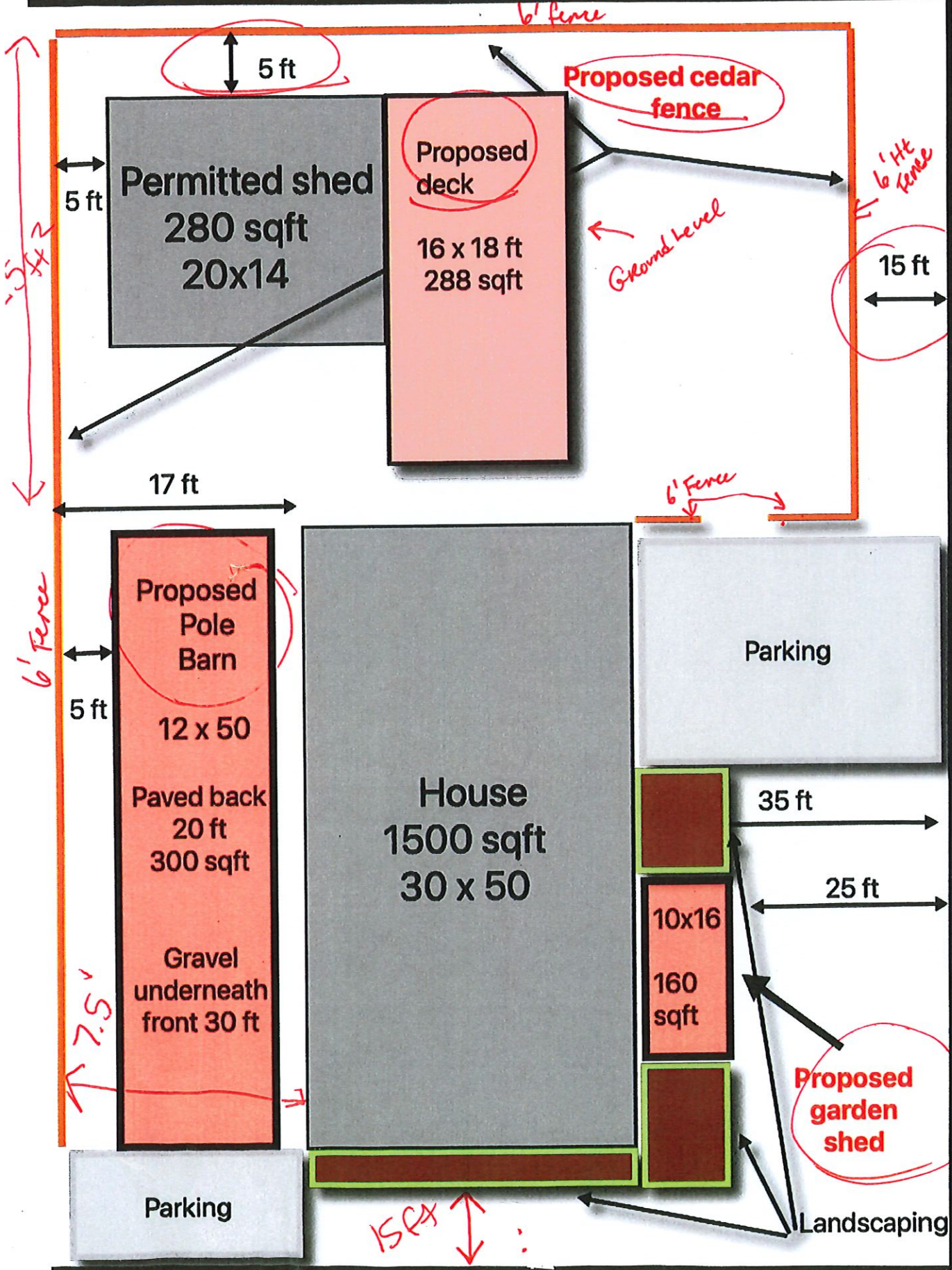
2,828

okay ✓

ALLEY

Setbacks OK ✓

Fence OK ✓



F
R
E
D

M
E
Y
E
R

S
T

*72x100
7,200
lot*

2,880sq

15ft

20th Ave



90 10th Street
ADDITION & SHED

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

HISTORIC DISTRICT ONLY

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Patsy & RONALD Smith
 Address 90 10th st
 City Apalachicola State FL Zip 32320
 Phone (850) 370 6464
370 6073 Ronald

Contractors Name: _____
 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: addition + shed

PROPERTY INFORMATION:

Street Address: 90 10th st City & State: APALACHICOLA FL Zip: 32320
 Historic District Non-Historic District Zoning District: C-2
 Parcel #: 01-09S-08W-8330-0076-0030 Block(s) 76 Lot(s) 3

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15 Rear: 25 Side: 15/1 Lot Coverage: 40%
 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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@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).

Add 10' To rear of Building To match Kitchen Addition & Have a screen in Porch Siding To match Front of House Or be Vertical

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Royal		
Doors	Fiberglass 1 Full light out swing door		
Windows			
Roofing		metal Ag Panel galvalume	
Trim			
Foundation		Precast Block	
Shutters			
Porch/Deck		Artificial wood Gray	
Fencing			
Driveways/Sidewalks			
Other			

**CITY OF APALACHICOLA
BUILDING DEPT.**
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Patsy & Ronald Smith Email: _____

ADDRESS: 90 10th st

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 880 370 6464

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: self Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 90 10th st Apalachicola FL 32320

PURPOSE OF PERMIT: Addition

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

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: n/a

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: n/a

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: City SEWER SYSTEM PROVIDER: City

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. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family ___ Townhouse ___ Commercial ___ Industrial ___ Shed
 ___ Multi-Family ___ Swimming Pool ___ Roof ___ Sign ___ Pole Barn
 ___ Temp Pole ___ Demolition ___ Other _____

Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 23 Rear 45 L. Side 3
 R. Side 11
 Cost of Construction \$ _____ Square Footage 135
 EPI _____ Flood Zone _____ Lowest Floor Elevation 2'
 Area Heated/Cooled 135 sq ft # Of Stories 1 # Of Units _____
 Type of Roof T/W Type of Walls Wood Type of Floor wood
 Extreme Dimensions of: Length 13.5' Height _____ Width 10'

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: 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 _____

Signature of Contractor _____ Date _____

Notary as to Owner or Agent _____
 Date: _____

Notary as to Contractor _____
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)



Parcel Summary

Parcel ID 01-09S-08W-8330-0076-0030
 Location Address
 Brief Tax Description BL 76 LOT 3 OR 329/92-94 OR/460/228
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 LANE-SMITH PATSY STANLEY
 90-10TH STREET
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000188 - SFR CHAPMAN/APALACH	60	FF	0	0

Building Information

Type	CITY OF AP	Heat	AIR DUCTED <i>None</i>
Total Area	926	Air Conditioning	CENTRAL <i>window</i>
Heated Area	628	Bathrooms	1
Exterior Walls	AVERAGE	Bedrooms	0
Roof Cover	COMP SHNGL <i>met + 2)</i>	Stories	1
Interior Walls	DRYWALL <i>& Paneling</i>	Actual Year Built	1962
Frame Type			
Floor Cover	CARPET <i>- wood</i>		

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0120	C L FENCE 4	0 x 0 x	260	0
0320	CONCRETE	0 x 0 x	266	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	7/12/1994	\$28,000	WD	460/228	Qualified		Improved	CARPENTER R SCOTT	LANE PATSY S
N	10/31/1990	\$23,000	WD	329/94	Qualified		Improved	GALLOWAY	CARPENTER

Valuation

	2022 Preliminary Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$40,418	\$35,436	\$31,261	\$31,515	\$27,448
Extra Features Value	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545
Land Value	\$0	\$57,000	\$38,100	\$38,100	\$38,100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$78,000	\$0	\$0	\$0	\$0
Just (Market) Value	\$119,963	\$93,981	\$70,906	\$71,160	\$67,093
Assessed Value	\$119,963	\$38,029	\$37,504	\$36,661	\$35,977
Exempt Value	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Taxable Value	\$14,170	\$13,029	\$12,504	\$11,661	\$10,977
Maximum Save Our Homes Portability	\$80,793	\$55,952	\$33,402	\$34,499	\$31,116

"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 Notice 2022

2022 TRIM Notice (PDF)

TRIM Notice 2021

2021 TRIM Notice (PDF)

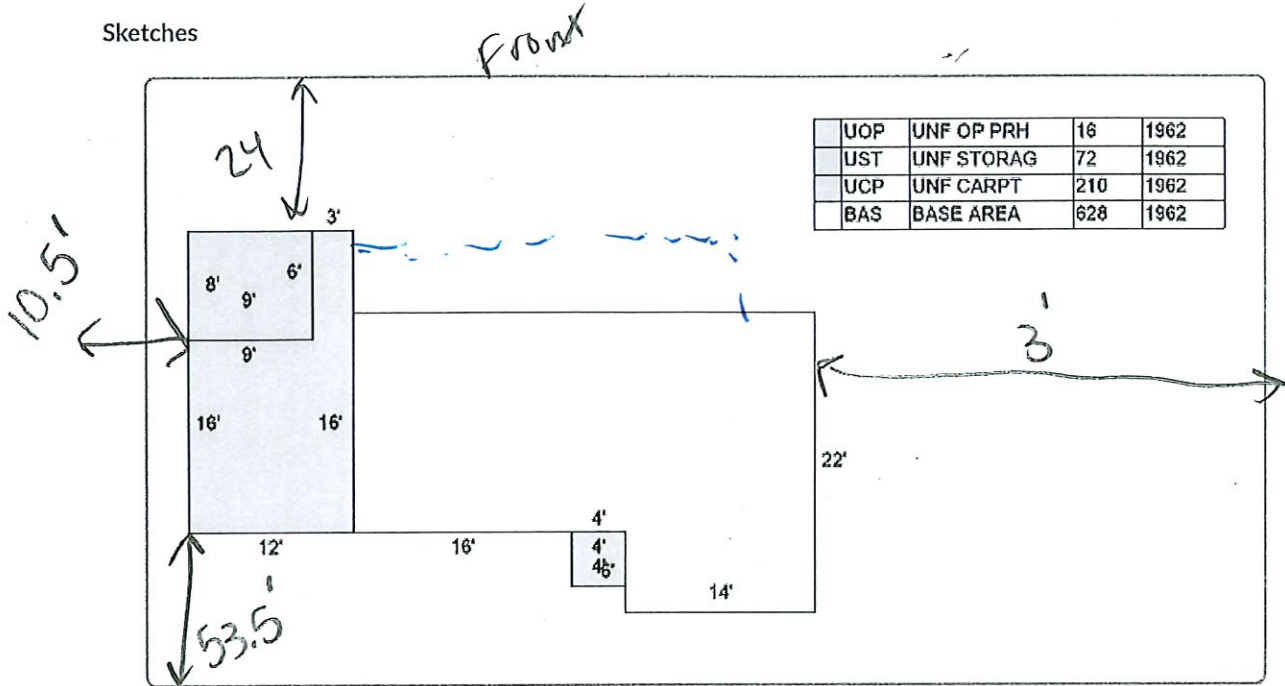
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

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](#)

Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 8/15/2022, 7:40:41 AM

Version 2.3.212



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0076-0030	Alternate ID	08W09S01833000760030	Owner Address	LANE-SMITH PATSY STANLEY
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		90-10TH STREET
Property Address		Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 76 LOT 3				
	(Note: Not to be used on legal documents)				

Date created: 8/15/2022
Last Data Uploaded: 8/15/2022 7:40:41 AM

Developed by  Schneider
GEOSPATIAL

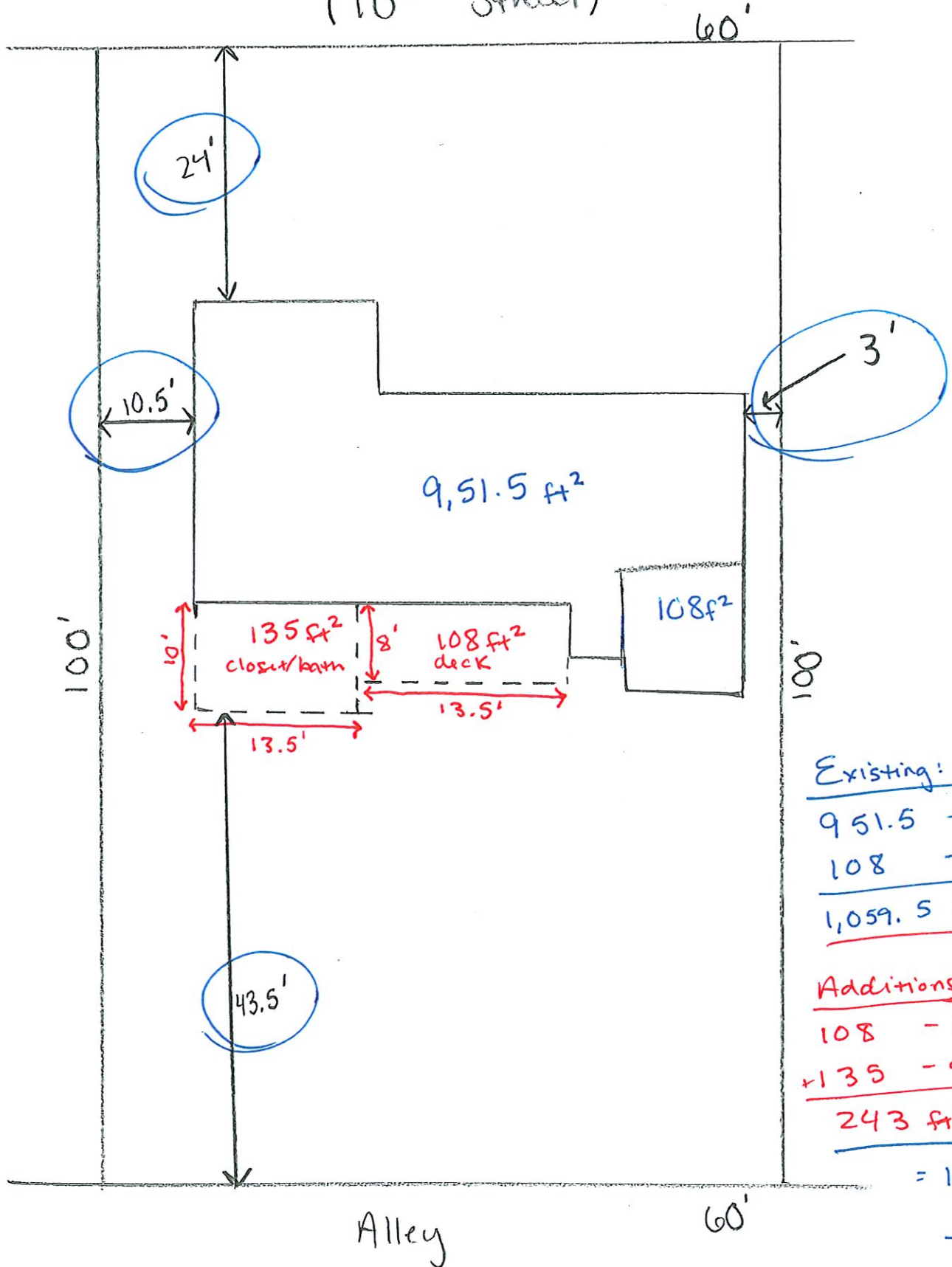
60 x 100

Block 76 Lot 3

Site Plan
(redrawn by staff
9/12)

40% = 2,400

(10th Street)



Existing:

951.5 - home

108 - shed

1,059.5 ft²

Additions:

108 - deck

+135 - closet/bath

243 ft²

= 1,302.5

total

OK ✓

Lot Coverage

existing

951.5 ft² - home

108 ft² - shed

1,059.5

+ 243 addition

1,302.5 ft²

Lot Coverage OK

Addition:

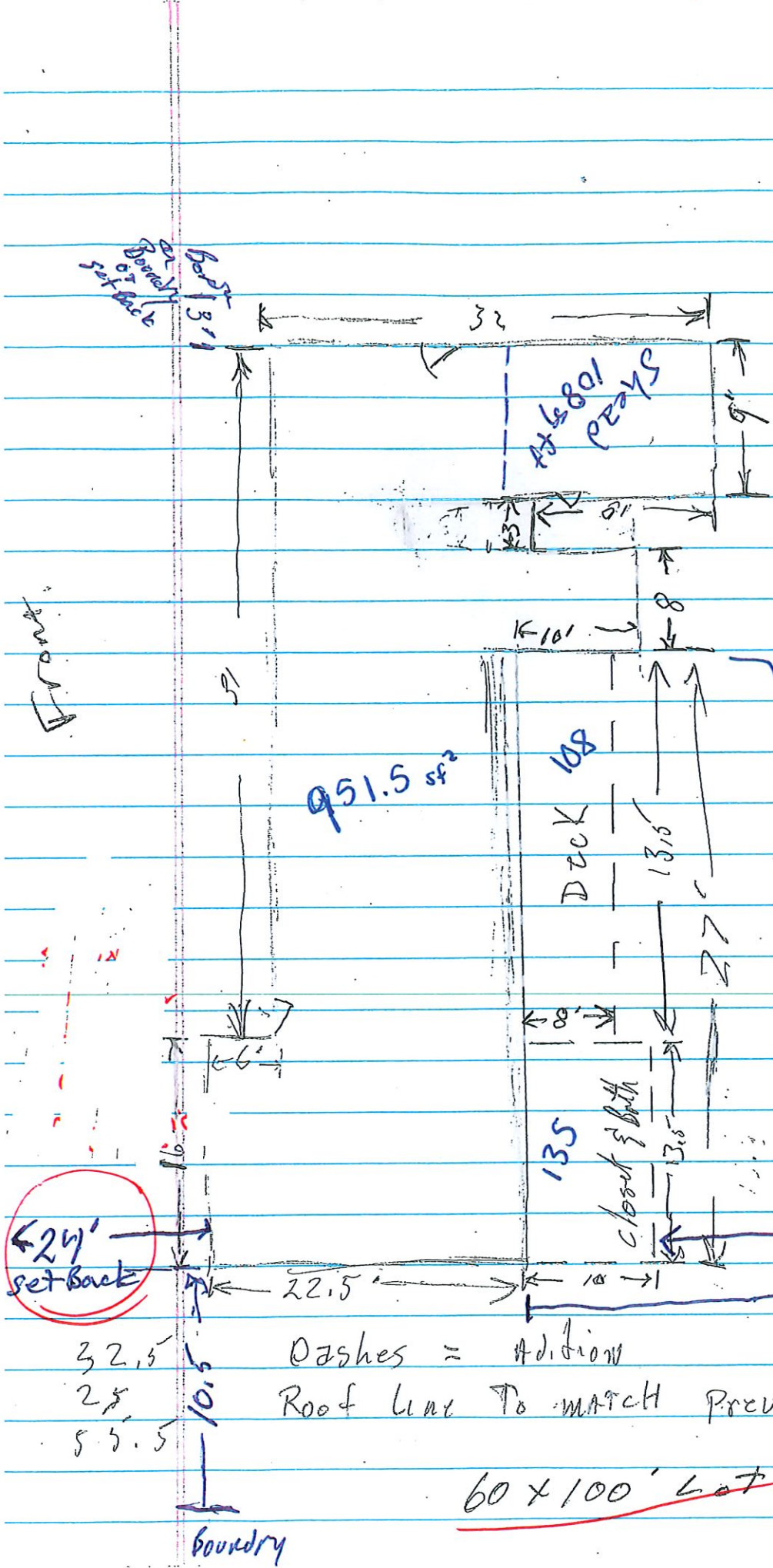
deck ~~108~~ → 108 sq ft

closet/bath → 135 sq ft

243 sq ft

Sq ft Home 951.5 sq ft

Shed 108 sq ft



951.5 sq ft

1080 PEAKS

Deck 108

135

closet & bath

set back 43.5

53.5 set back

24' set back

32.5
25
55.5

Dashes = Addition

Roof line To MATCH Previous Addition

60 x 100' Lot

Boundary



71 15th Street
DECK ADDITION

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

HISTORIC DISTRICT ONLY.

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner William A. Avery
 Address 71 15th STREET
 City APALACHICOLA State F Zip 32320
 Phone (850) 323-8937

CONTRACTOR INFORMATION

Contractors Name: EARL DUGGAR
 State License # RR 006740 City License # _____
 Email Address etduggar@fairpoint.net
 Phone (850) 653-7080

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 BUILD DECK

PROPERTY INFORMATION:

Street Address: 71 15th STREET City & State: APALACHICOLA, FL Zip: 32320
 Historic District Non-Historic District Zoning District: O/R
 Parcel #: 01-095-08W-8330-0095-0080 Block(s): 95 Lot(s): 7
 FEMA Flood Zone/Panel #: X
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15 Rear: 25 Side: 15/7 Lot Coverage: 40
 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.

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@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).

CONSTRUCT A DECK - PRESSURE TREATED MATERIALS

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

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: William A. Avery Email: _____

ADDRESS: 71 15th STREET

CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # _____

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: EARL DUGGAR Email: etduggar@fairpoint.net

ADDRESS: 80 WADDELL ROAD

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 850/653-7080

STATE LICENSE NUMBER: RR0067401 ³²³²⁰ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 71 15th STREET

PURPOSE OF PERMIT: CONSTRUCTION OF DECK

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

PROPERTY PARCEL ID # 01-095-08N-8330-0095-0080

LEGAL DESCRIPTION OF PROPERTY: SE 20' of Lot 7 and NW 30' of Lot, Block 95

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. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other DECK 10'x22'

Addition, Alteration or Renovation to building.
 Distance from property lines: Front ATTACHED TO REAR OF HOUSE Rear 26' L. Side 12'
 R. Side 13'
 Cost of Construction \$ 10,000.00 Square Footage 220 sq. ft.
 EPI _____ Flood Zone X Lowest Floor Elevation 0.18"
 Area Heated/Cooled N/A # Of Stories N/A # Of Units N/A
 Type of Roof N/A Type of Walls N/A Type of Floor PT/wood
 Extreme Dimensions of: Length 22' Height 8.18" Width 10'

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: City of Apalachicola Building Department does not have the authority to enforce DBDD 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.

Cecilia Beasly 8/25/22 Earl Dugga 8/25/22
 Signature of Owner or Agent Date Signature of Contractor Date

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
(make checks payable to City of Apalachicola)

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
WILLIAM A. AVERY**

LEGAL DESCRIPTION:

Southeasterly 20' of Lot 7 and the Northwestern 30' of Lot 8, Block "95" of 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 Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right-of-way boundary of 15th Street having an assumed bearing of South 48 degrees 50 minutes 00 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.
7. The parcel depicted hereon being those same lands as described in Official Records Book 1044, Page 672 of the Public Records of 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 Florida land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.S.C. 54-17.051/052).

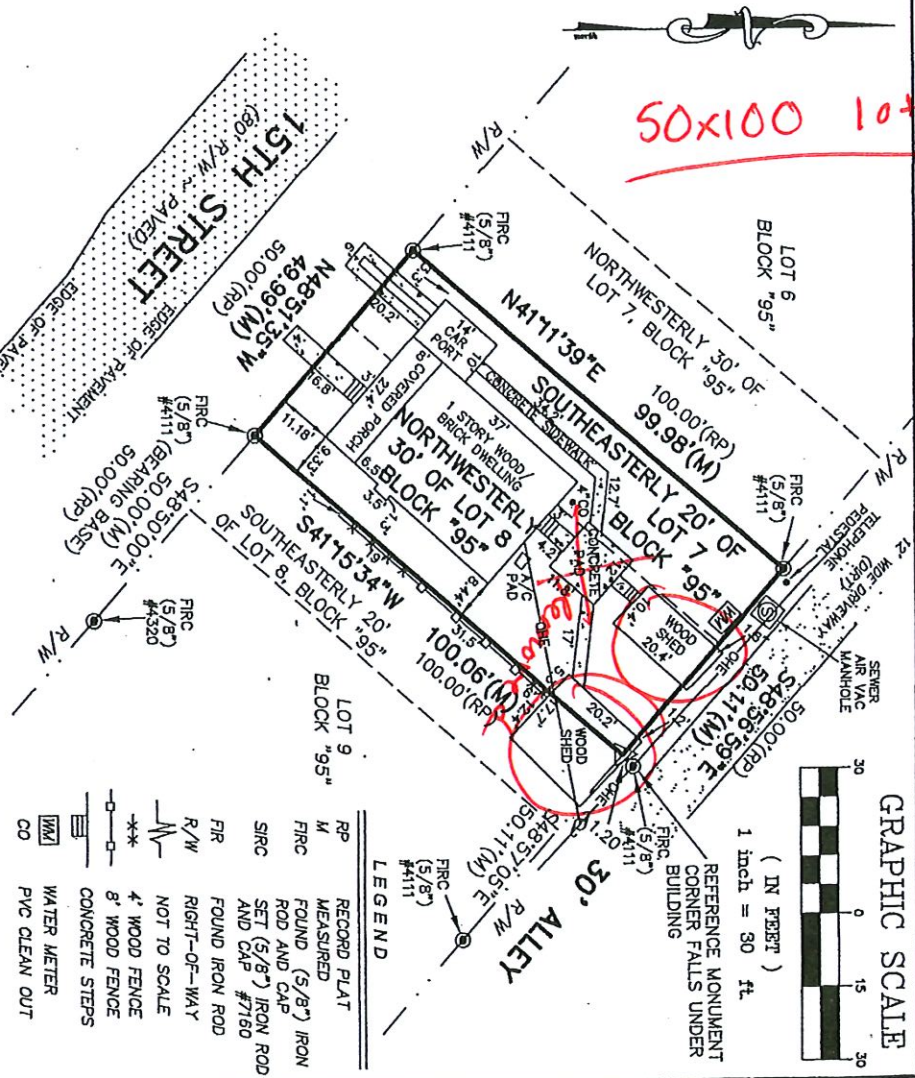
The undersigned surveyor has not been provided a current title report or plat of matters affecting title or boundary to the subject property. It is possible there are encroachments, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4251



FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel Number: 120089 0526F, Index Date: February 05, 2014, Franklin County, Florida.



50x100 10+



LEGEND

- RP RECORD PLAT
- M MEASURED
- FIRC FOUND (5/8") IRON ROD AND CAP
- SIRC SET (5/8") IRON ROD AND CAP #7150
- FIR FOUND IRON ROD
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- 4" WOOD FENCE
- 8" WOOD FENCE
- CONCRETE STEPS
- WATER METER
- PVC CLEAN OUT

TR & A
THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPHOPPY, FLORIDA 32358
PHONE NUMBER: 850-482-2328 FAX NUMBER: 850-482-1723
LB # 77160

DATE: 05/15/19	DRAWN BY: BB	N.B. 616 P.C.35	COUNTY: FRANKLIN
FILE: 19209.DWG	DATE OF LAST FIELD WORK: 05/14/19	JOB NUMBER: 19-309	

LOT PLAN
SCALE
1/8" = 1'



Allowed: 5,000 ft² lot
 40% = 2,000
 existing

1,010	home
140	carport
218	porch
200	shed
340	shed

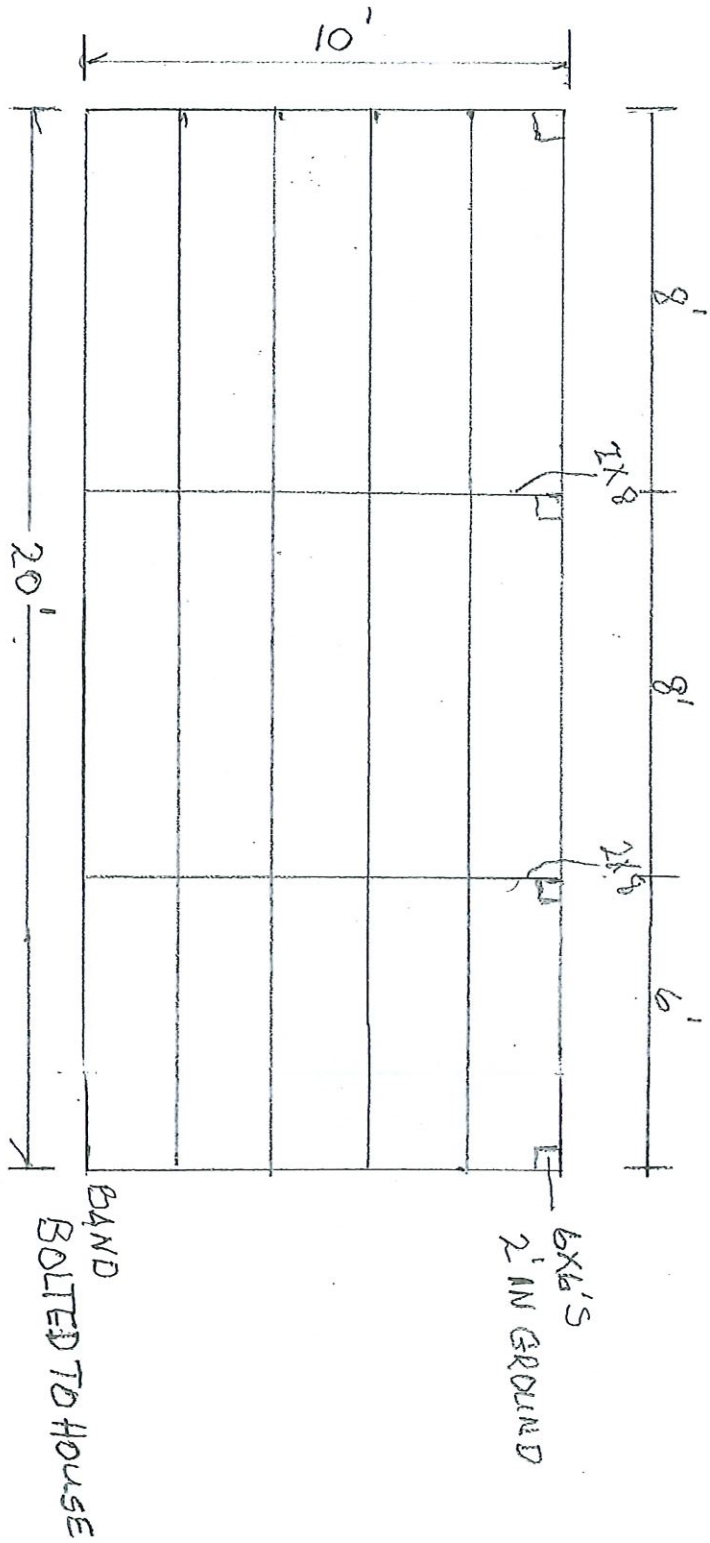
1,908 ft²
 + proposed 220
 = 2,128

33.82'
 *proposed addition is over 40% by 128 ft²

Wood Shed
 20.2' x 17.17'
 340 ft²

Wood Shed
 20.4' x 10.4'
 200 ft²

Allen



JOIST
 2" DC w/JOIST
 HANGERS
 2X6 DECKING

6" 22' 2"

BAND
 BOLTED TO HOUSE

6x6'S
 2" IN GROUND



116 Bay Avenue

DOCK



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

August 23, 2022

City of Apalachicola
192 Coach Wagoner Blvd.
Apalachicola, FL 32320

Re: John Solomon
City of Apalachicola / Franklin County
GEA File No. 22-087

To Whom it May Concern:

Please find attached an application for the referenced project to construct a Single Family Residential Dock. The proposed dock's access walkway will be constructed 373 ft. in length and 4 ft. in width for a total of 1,492 Sq Ft. The proposed terminus will be constructed 26' x 6' for a total of 156 Sq Ft. The total square feet of the proposed dock will be 1,648 Sq. Ft.

Turbidity Curtains will be placed around the construction area and will remain until turbidity returns to normal.

If you have any questions, please let us know.

Sincerely,

Dan Garlick, PWS
Garlick Environmental Assoc., Inc.

Attachments

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

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner John Solomon
Address 116 Bay Avenue
City Apalachicola State FL Zip 32329
Phone (850) 370-6602

Contractors Name: _____
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 Single Family Dock

PROPERTY INFORMATION:

Street Address: 116 Bay Avenue City & State: Apalachicola FL Zip: 32320

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-098-08W-8330-0195-0010 Block(s): 195 Lot(s): 1-5

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15 Rear: 25 Side: 15/7 Lot Coverage: 40

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.

Bree Robinson
Grant Coordinator & City Planner
City of Apalachicola
o: 850-323-0985
brobinson@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).

Construction of a Single Family Dock 373' x 4'
 Terminus 26' x 6'

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

CITY OF APALACHICOLA
BUILDING DEPT.
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 8.23.22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: John Solomon Email: jes_lucas@yahoo.com

ADDRESS: 116 Bay Avenue

CITY, STATE & ZIP CODE: Apalachicola FL PHONE # 850-370-6602

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____ Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: _____

PURPOSE OF PERMIT: _____

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

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: _____

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. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

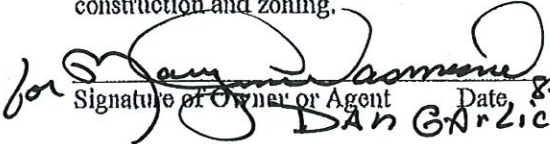
Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. _____

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: 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: 8-23-22
 DAN GARLICK

Signature of Contractor _____ Date _____

Notary as to Owner or Agent _____
 Date: _____

Notary as to Contractor _____
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

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: John Solomon

JOB: 22-087

WATERBODY/CLASS: 2 Mile

DEP:

PURPOSE: Environmental Permitting

COE:

PROJECT LOCATION / USGS: City of Apalachicola / FranklinCounty

OTHER:

LATITUDE: 29° 43' 14.16"

DATE: May 25, 2022

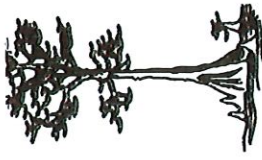
LONGITUDE: 84° 59' 5.05"

SHEET: 1/4

SECTION: 1 TWSHP: 9 South RNG: 8 West



NOT TO SCALE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com
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PURPOSE: Environmental Permitting

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LATITUDE: 29° 43' 14.16"

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JOB: 22-087

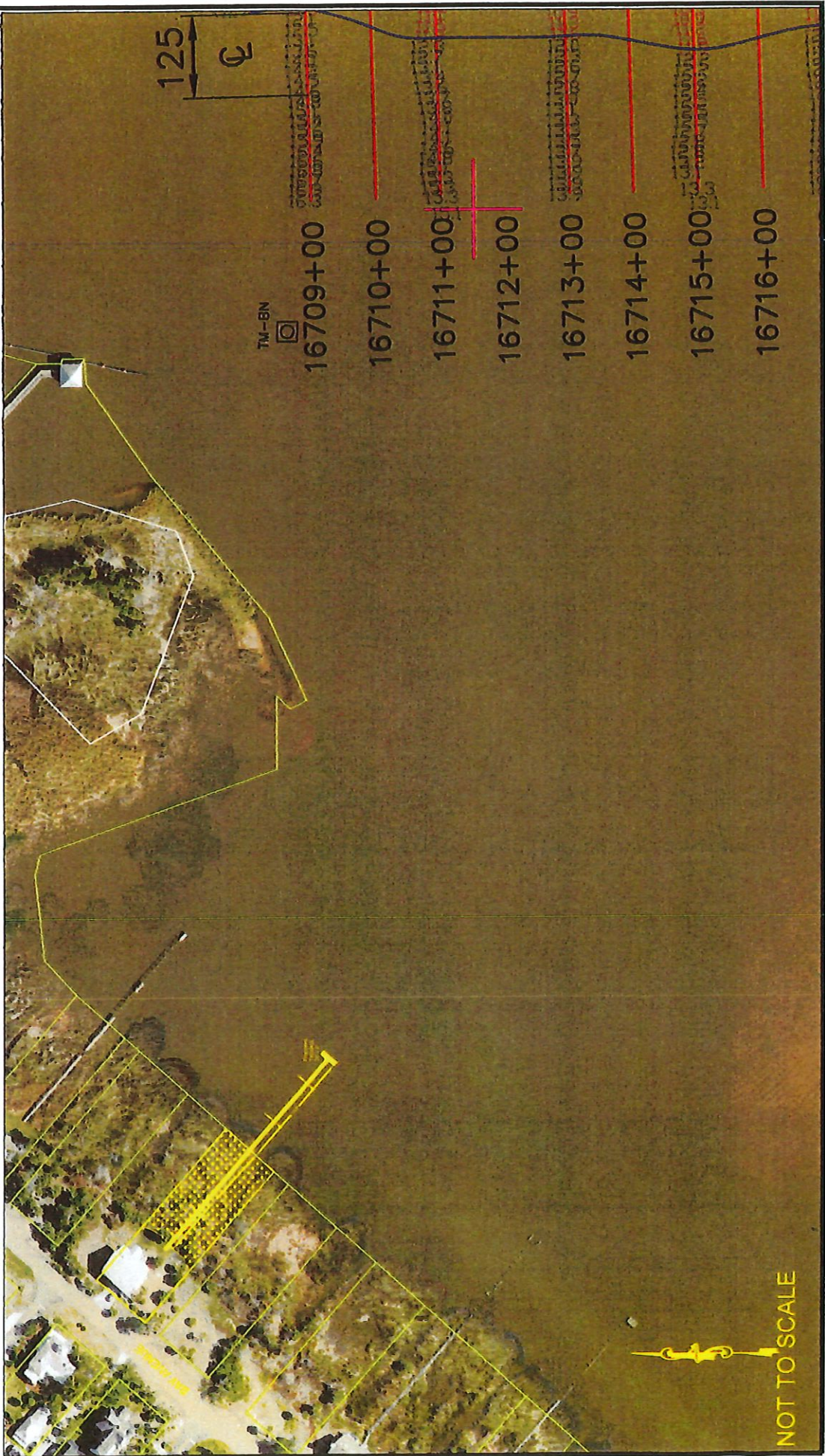
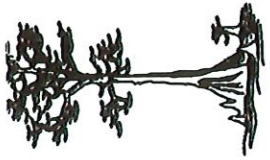
DEP:

COE:

OTHER:

DATE:

SHEET: 2/4

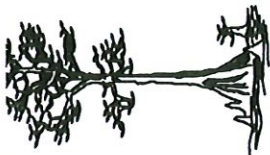


125
C

TM-BN

16709+00
16710+00
16711+00
16712+00
16713+00
16714+00
16715+00
16716+00

NOT TO SCALE



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: John Solomon

WATERBODY/CLASS: 2 Mile

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: City of Apalachicola / FranklinCounty

LATITUDE: 29° 43' 14.16"

LONGITUDE: 84° 59' 5.05"

JOB: 22-087

DEP:

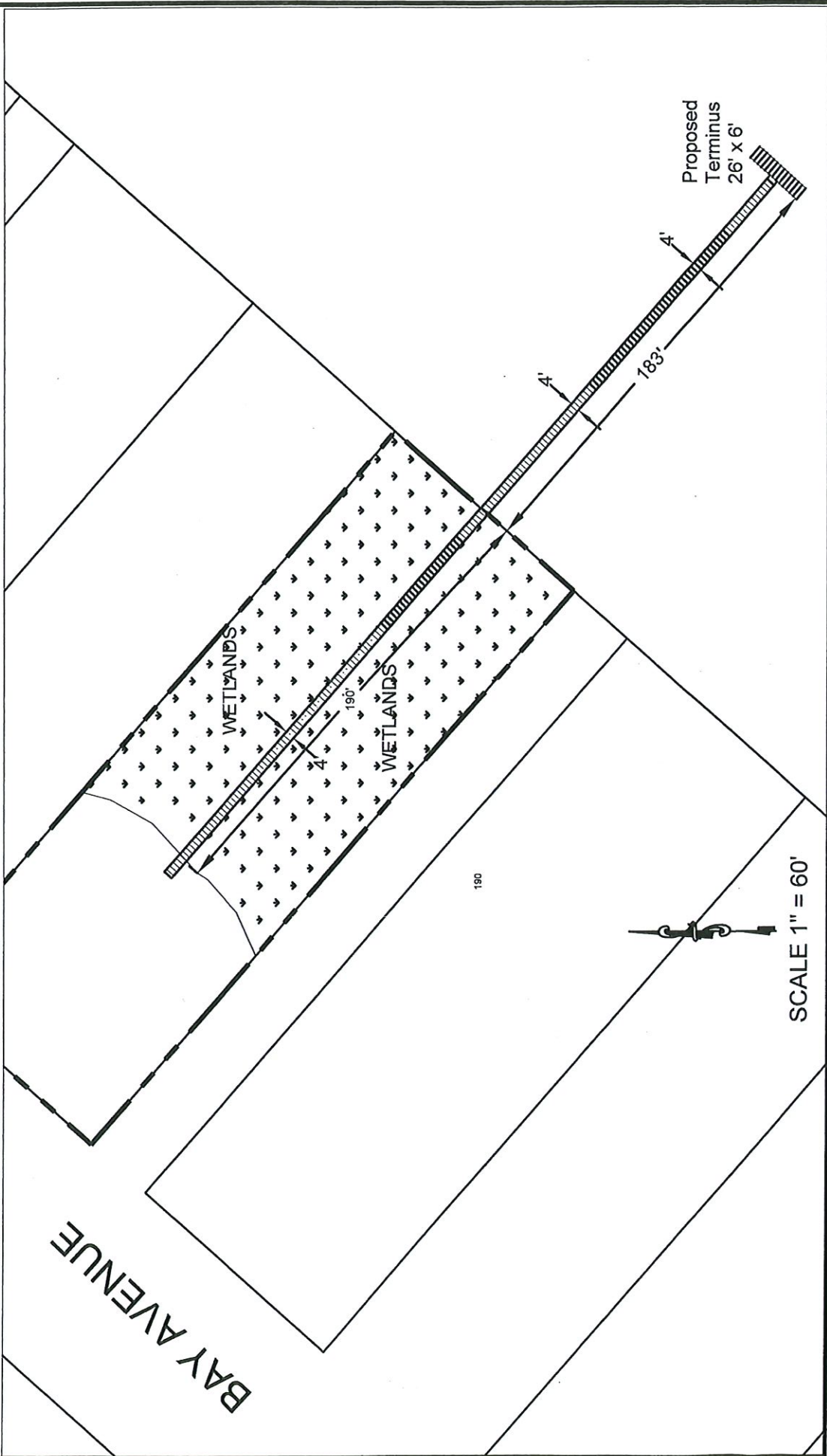
COE:

OTHER:

DATE:

SHEET: 3/4

SECTION: 1 TWSHP: 9 South RNG: 8 West





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: John Solomon
WATERBODY/CLASS: Two Mile
PURPOSE: Environmental Permitting
PROJECT LOCATION / USGS: Apalachicola / Franklin County
LATITUDE: 29° 43' 14.16"
LONGITUDE: 84° 59' 5.05"

JOB: 22-087

DEP:

COE:

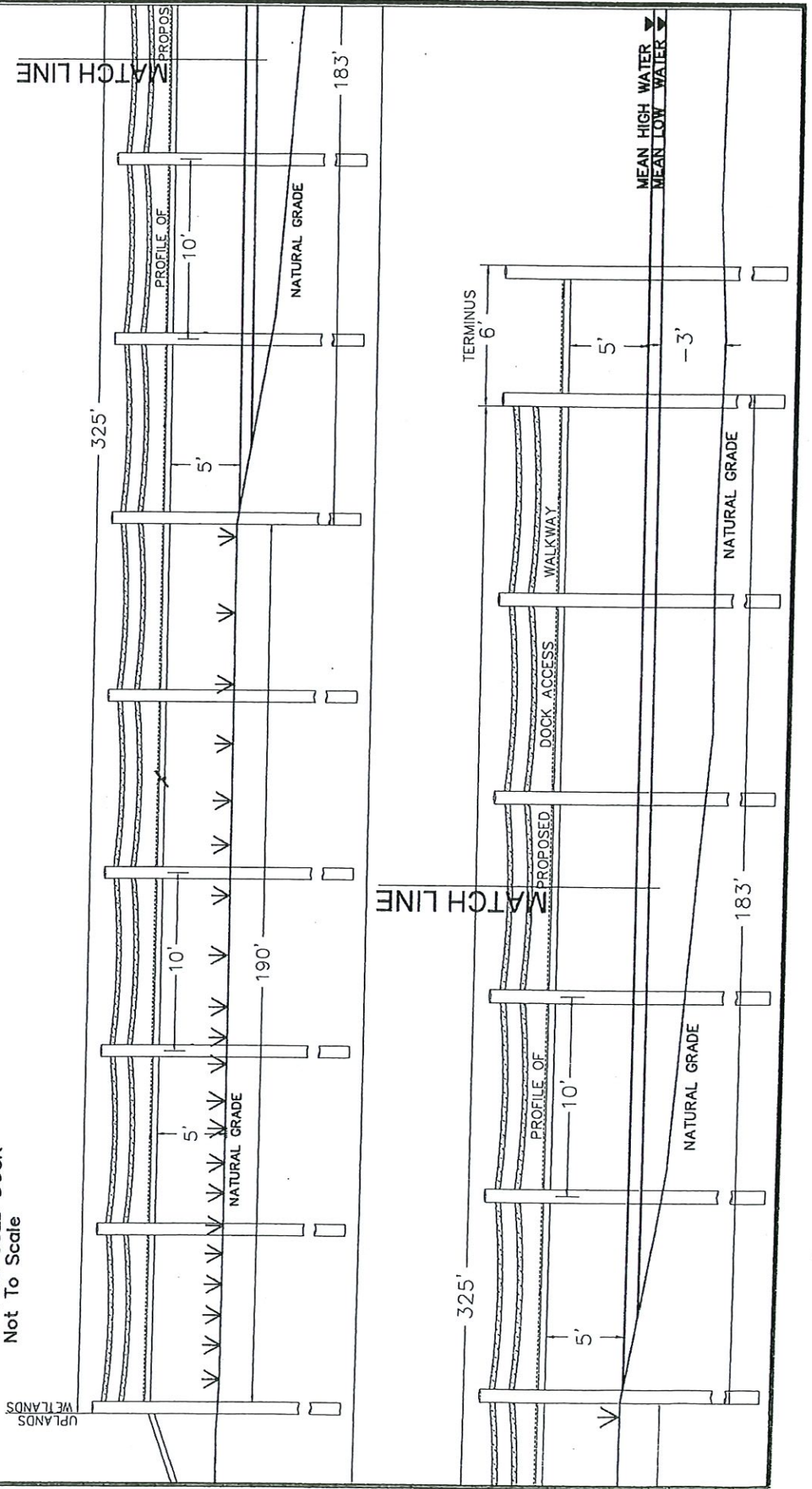
OTHER:

DATE: May 26, 2022

SHEET: 4/4

SECTION: 1 TNSHP: 9 South RNG: 8 West

CROSS SECTION
OF PROPOSED DOCK
Not To Scale



Ron Desantis
Governor

Jeanette Núñez
Lt. Governor

Shawn Hamilton
Secretary

**FLORIDA DEPARTMENT OF
Environmental Protection**

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502-5740



Permittee:

John Solomon
116 Bay Ave
Apalachicola, FL 32329-0385
Franklin, County
ics_lucas@yahoo.com

Solomon Dock

Authorized Agent:

Dan Garlick c/o Garlick Environmental
P.O Box 385
Apalachicola FL 32329-0385
dan@garlickenv.com

Environmental Resource Permit

State-owned Submerged Lands Authorization – Granted

Franklin County

Permit No.: 0423102-001-EI/19

Permit Issuance Date: August 15, 2022

Permit Construction Phase Expiration Date: August 15, 2027

Ron Desantis
Governor

Jeanette Nunez
Lt. Governor

Shawn Harrison
Secretary

FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502-5740



Environmental Resource Permit Consolidated Environmental Resource Permit and Sovereignty Submerged Lands Authorization

Permittee/Grantee: John Solomon
Permit No: 0423102-001-EI/19

PROJECT LOCATION

The activities authorized by this permit and sovereignty submerged lands authorization are located at 116 Bay Ave, Apalachicola, Florida 32502, in Section 1, Township 9 South, Range 8 West in Franklin County, at latitude 29° 43' 14.16", longitude -84° 59' 5.05".

PROJECT DESCRIPTION

The permittee is authorized to Construct a 1648 square foot single family residential dock. Within the landward extent of Apalachicola Bay Aquatic Preserve, a Class II Outstanding Florida Waterbody, prohibited Shellfish Harvesting Area. Those activities include with an access walkway over wetlands of 190' by 4', with an access walkway to the terminal platform of 183' by 4', ending in a terminal platform of 26' by 6', totaling 1648 sq. ft. Authorized activities are depicted on the attached exhibits.

AUTHORIZATIONS

Solomon Single Family Dock

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S., and Chapter 258, F.S.

As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) under Sections 253.002, F.S., the Department has determined that the activity qualifies for and requires a Letter

of Consent, as long as the work performed is located within the boundaries as described 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), Florida Administrative Code. 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.

Coastal Zone Management
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification
This permit also constitutes a: water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- The Specific Conditions
- The General Conditions
- The Special Consent Conditions
- The limits, conditions and locations of work shown in the attached drawings
- The term limits of this authorization

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit and sovereignty submerged lands authorization, as described.

SPECIFIC CONDITIONS – ADMINISTRATIVE/EMERGENCIES

1. The construction phase expires at 11:59 p.m. on the date indicated on the cover page of this permit.
2. For emergencies involving a serious threat to the public health, safety, welfare, or environment, the emergency telephone contact number is (800) 320-0519 (State Warning Point). The Department telephone number for reporting nonthreatening problems or system malfunctions is (850) 595-0663, day or night.
3. The mailing address for submittal of forms for the “Construction Commencement Notice”, “As-Built Certification ...”, “Request for Conversion of Stormwater Management Permit Construction Phase to Operation and Maintenance Phase”, or other correspondence is FDEP, SLERP, 160 W. Government Street, Suite 308, Pensacola, Florida 32502-5740.

SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION

4. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards pursuant to Rule 62-302, F.A.C. Methods shall include but not limited to the use of stacked haybales, stacked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.
5. Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within 1 ft. of the bottom shall be placed for the duration of the construction area of the site. The screens shall be maintained and remain in place for the duration of construction to ensure turbidity levels outside the construction area do not exceed 29 NTU’s above background levels. The permittee shall be responsible for inspecting and maintaining turbidity control devices so no violations of state water quality outside of turbidity screens occur.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

6. Construction equipment shall not be repaired or refueled in wetlands or elsewhere within waters of the state.
7. Any damage to wetlands outside of the authorized impact areas as a result of construction shall be immediately reported to the Department at (850)595-8300 and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days of completion of construction, and the Department shall be notified of its completion within that same 30-day period.
8. All wetland areas or water bodies which are adjacent to the specific limits of construction authorized by this permit shall be protected from erosion, sedimentation, siltation, scouring, excess turbidity or dewatering.

9. Any damage to wetlands outside of the authorized impact areas as a result of construction shall be immediately reported to the Department at (850)595-8300 and repaired by reestablishing the pre-construction elevations and replanting vegetation of the same species, size, and density as that in the adjacent areas. The restoration shall be completed within 30 days of completion of construction, and the Department shall be notified of its completion within that same 30-day period.

10. The following measures shall be taken by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 29 NTU's above background:

a. Immediately cease all work contributing to the water quality violation.

b. Modify the work procedures that were responsible for the violation and install more turbidity containment devices and repair any non-functioning turbidity containment devices.

c. Notify the Department of Environmental Protection, Submerged Lands & Environmental Resources Program, Compliance and Enforcement Section, Northwest District Office, 160 W. Government Street, Pensacola, Florida, 32502-5794, in writing or by telephone at (850)595-8300 within 24 hours of time the violation was first detected.

11. There shall be no stock piling of tools, materials, (i.e. lumber, pilings, riprap, and debris) within wetlands, along the shoreline within the littoral zone, or elsewhere within the water/waters of the state.

12. All watercraft associated with the construction of the permitted structure shall only operate within waters of sufficient depth so as to preclude bottom scouring and prop dredging.

13. All cleared vegetation, excess lumber, scrap wood, trash, garbage and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized.

14. This permit does not authorize the construction of additional structures not illustrated on the permit drawings. Examples of additional structures, which are not authorized by this permit include but are not limited to: walkways, doors, awnings, and decking around or under the bottom of the pile-supported structures.

15. Pilings within areas containing seagrasses shall be spaced at least ten feet apart and shall be installed by vibrating, pounding or hand-auguring them in place. Jetting of pilings within seagrass areas shall be prohibited. Sediments that accumulate on top of the adjacent seagrasses shall be removed by hand to prevent burial of the plants.

16. To protect benthic and wetland resources when present, the elevation of the decking shall be a minimum of 5 feet above mean high water and/or wetland grade. If planks are used, there shall be a minimum of 1/2-inch spacing between deck planks.

SPECIFIC CONDITIONS – OTHER LISTED SPECIES

17. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

SPECIFIC CONDITIONS - CONSTRUCTION COMPLETION

Within 30 days after completion of construction of the permitted or authorized activity, and prior to transfer to operation, the permittee/lessee shall submit an As-Built Survey signed, sealed and dated by a Florida licensed Surveyor and Mapper in accordance with Chapter 61G17-7, Florida Administrative Code. The Survey shall depict the boundaries of the lease, including the entire preempted area and shall show the size and dimensions of all existing overwater structures and activities, including mooring pilings, located within the lease area. The Survey shall contain a statement that all of the depicted structures and activities occur within the lease boundary, if applicable. If the surveyor observes that structures or activities are occurring outside of the lease area, the surveyor shall document the condition in the statement and note the deviations on the Survey. Constructed deviations may require a permit or lease modification.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

18. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the top of submerged resources or the bottom of the waterbody at mean low so as to preclude scouring or prop dredging.

19. Overboard discharges of trash, human or animal waste, or fuel shall not occur at the dock.

20. The waterward corners of the dock shall be marked by a sufficient number of reflectors so as to be visible from the water at night by reflected light. The reflectors shall not be green or red in color.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance

with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. 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 installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be 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), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 - b. For all other activities – "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. 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. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

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 SOVEREIGNTY SUBMERGED LANDS AUTHORIZATION

Any use of sovereignty submerged lands is subject to the following general conditions are binding upon the applicant and are enforceable under Chapter 253, F.S. and Chapter 258, F.S.

1. Sovereignty submerged lands may be used 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 will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty submerged lands unless cured to the satisfaction of the Board of Trustees.
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.
3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. and Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.

5. Construction, use, or operation of the structure or activity will 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.
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

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 further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

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, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; 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 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@dep.state.fl.us. 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 14 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 14 of publication of the notice or within 14 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 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 will not apply to persons who have not received written notice of this action.

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@dep.state.fl.us, 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.

Executed in Pensacola, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION



Kimberly R. Allen
Program Administrator

KRA:tv

Attachments:

Exhibit 1, Project Drawings and Design Specs., 3 Pages

Copies furnished to:


Kimberly R. Allen, DEP, Kim.Allen@FloridaDEP.gov
Blake A. Chapman, DEP, Blake.A.Chapman@FloridaDEP.gov
Russell Sullivan, DEP, Russell.Sullivan@FloridaDEP.gov
Teri VanDenBerg, DEP, Teri.VanDenBerg@FloridaDEP.gov
City of Apalachicola twade@cityofapalachicola.com
Franklin County, michael@franklincountyflorida.com
Beth Fugate, Aquatic Preserve Manager, Beth.L.Fugate@dep.state.fl.us
Dan Garlick, Agent, dan@garlickenv.com
John Solomon, Applicant, jcs_lucas@yahoo.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit and authorization to use sovereignty submerged lands, including all copies, were mailed before the close of business on **August 15, 2022**, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date, under 120.52(7) of the Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.


Clerk

August 15, 2022
Date

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: John Solomon

WATERBODY/CLASS: 2 Mile

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: City of Apalachicola / FranklinCounty

LATITUDE: 29° 43' 14.16"

LONGITUDE: 84° 59' 5.05"

SECTION: 1 TOWNSHIP: 9 South RANG: 8 West

JOB: 22-087

DEP:

COE:

OTHER:

DATE: May 25, 2022

SHEET: 1/4



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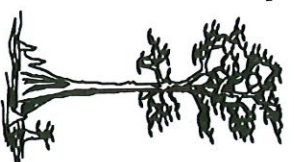
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COE:

OTHER:

DATE:

SHEET: 2/4



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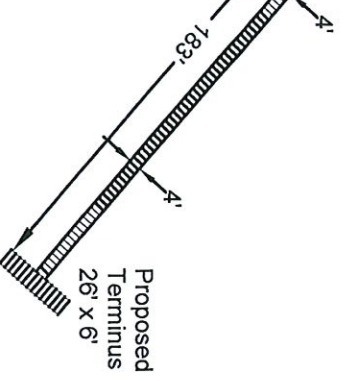
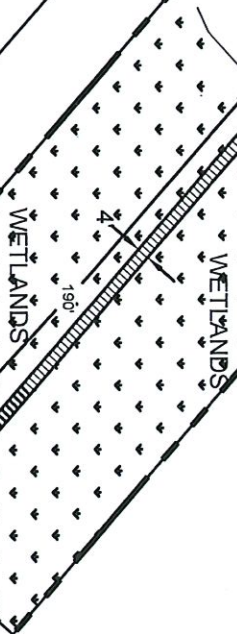
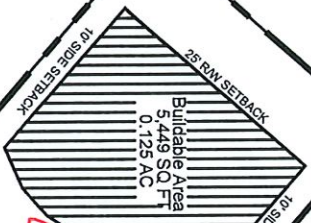
OTHER:

DATE:

SHEET: 3/4



BAY AVENUE



NOT TO SCALE



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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LB No. 7415

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WATERBODY/CLASS: Two Mile

PURPOSE: Environmental Permitting

PROJECT LOCATION / USGS: Apalachicola / Franklin County

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LONGITUDE: 84° 59' 5.05"

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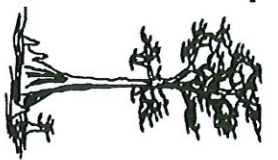
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DEP:

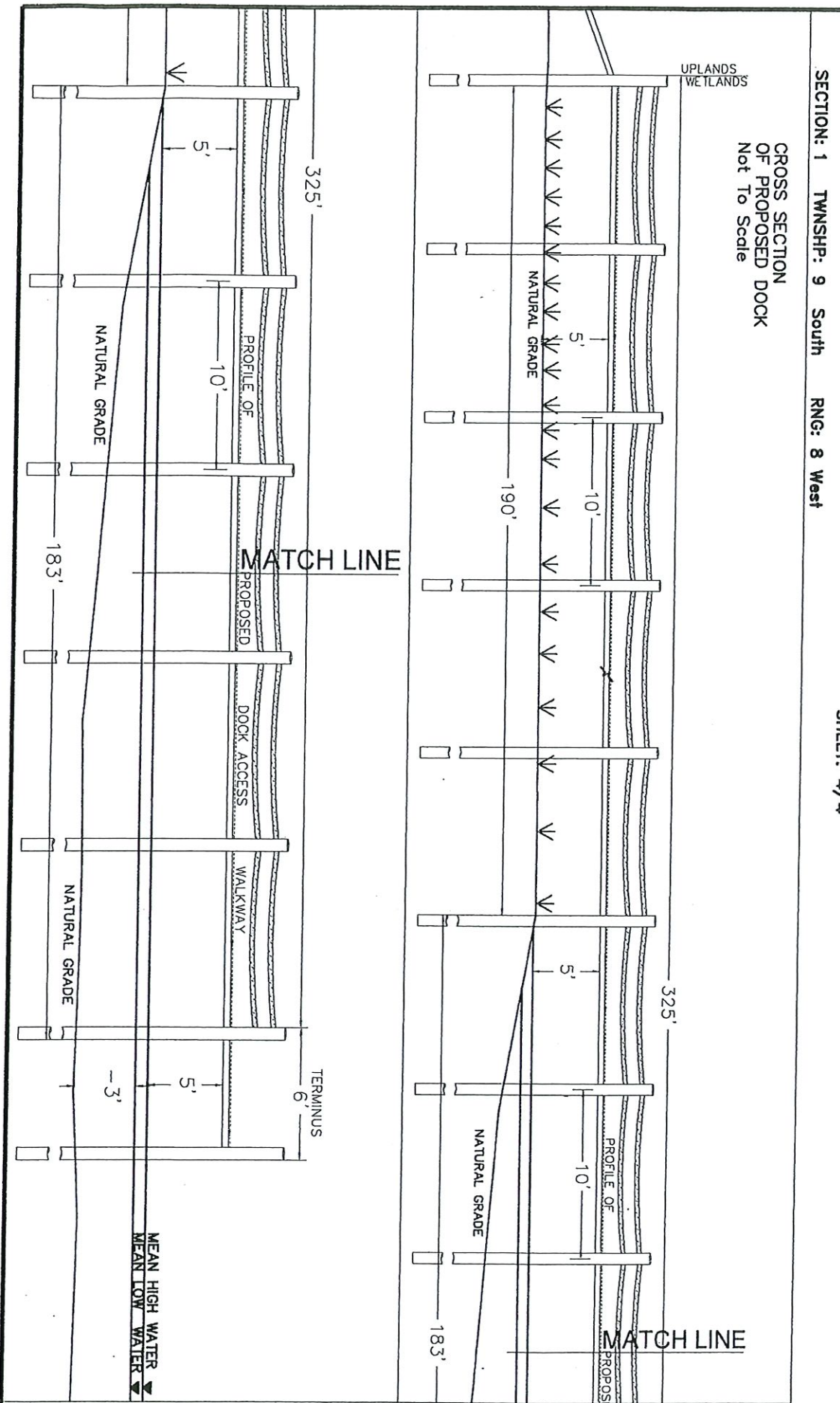
COE:

OTHER: DATE: May 26, 2022

SHEET: 4/4



CROSS SECTION
OF PROPOSED DOCK
Not To Scale





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0195-0010	Alternate ID	08W09S01833001950010	Owner Address	SOLOMON MARJORIED
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		LIFE ESTATE
Property Address	116 BAY AVE	Acreage	n/a		116 BAY AVENUE
					APALACHICOLA, FL 32320

District 3
 Brief Tax Description BL 195 LOTS 1 THRU 5 INC
 (Note: Not to be used on legal documents)

Date created: 9/1/2022
 Last Data Uploaded: 9/1/2022 7:36:41 AM

Developed by  Schneider
 GEOSPATIAL