



January 10, 2022

P&Z AGENDA PACKET



December 13, 2021

P&Z AGENDA-MINUTES

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, December 13th, 2021
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Jim Bachrach, Elizabeth Milliken, Joe Taylor, Bobby Miller, Chase Galloway; Attorney-Josh Pasqualone.

1. Approval of Nov. 8th, 2021 regular meeting & workshop minutes.

Motion to approve by Jim Bachrach; 2nd by Joe Taylor. All in favor-Motion carries.

2. Review, Discussion and Decision for Shed. (Historic District) (C-1) @ 41 Ave F, Block 4, Lots 1-3. For H. Arnold-Owner; Contractor: Self

Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.

3. Review, Discussion and Decision for Porch. (R-2) @ 170 21st St., Block 245, Lot 1,2,3. For B. Hoffman-Owner; Contractor: Tbd

Motion to approve by Bobby Miller; 2nd by Joe Taylor. All in favor-Motion carries.

4. Review, Discussion and Decision for Pool Enclosure. (R-2) @ 99 Butler St., Block 1, Lot 15. For G. Phillips--Owner; Contractor: Self

Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor-Motion carries.

5. Review, Discussion and Decision for Mobile Home. (R-3) @ 225 Timothy Simmons St. Block 228, Lots 11-14. For M. Ray-Owner; Contractor: W. Edenfield

Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, December 13th, 2021
Community Center/ City Hall -1 Bay Avenue
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6. Review, Discussion and Decision for Townhouse Development. **(R-2) @ 270 Prado St.**
Block 265, Fract 2.4ac., For 800 Mexico Beach LLC.–Owner; Contractor: tbd

Discussion regarding stormwater containment and runoff provisions:
Sean Marston with the project's civil engineering is on record self-certifying stormwater management/containment.

Motion to approve by Jim Bachrach-contingent on survey depicting existing East side ditch; 2nd by Elizabeth Milliken. All in favor-Motion carries.


Other/New Business: **Welcome new Board Member, Chase Galloway.**

Outstanding/Unresolved Issues:

Al Ingle proposes 24sf maximum size or 2% of building size; whichever is larger.

Sign Workshop scheduled for January 10, 2022.

Motion to Adjourn: Jim Bachrach; 2nd by Elizabeth Milliken



Chairman, Al Ingle



27 Myrtle Ave – Fish House

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____

City Representative _____

Date Received _____

OWNER INFORMATION

Owner Al & Donna Ingle

Address 27 Myrtle Ave

City Apalachicola State FL Zip 32320

Phone (850) 509-1162

CONTRACTOR INFORMATION

Contractors Name: Owner

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 Construction of 96 ft sq fish house

PROPERTY INFORMATION

Street Address: 27 Myrtle Ave City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District (R1)

Parcel #: 01-09S-08W-8360-0008-0160 Block(s) 8 Lot(s) 16

REMA Flood Zone/Panel #: AE (13') 12037C0528E

(For AE, AO, AH or VE Please complete attached Flood Application)

Neel's Addition

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15' Rear: 5' Side: 5' Lot Coverage: LT 40%

Water Available: NA Sewer Available: NA Taps Paid Yes

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, EPCO.

Tammy Owens
Permitting and Development Coordinator
(850) 658-1522
cityofapalachicola@gmail.com

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apacheville 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 Apacheville 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.

11/26/2021

DATE

A. J. Cole

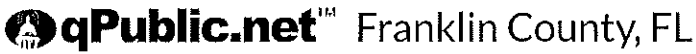
SIGNATURE OF APPLICANT

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

8' x 12' fish house. Mounted on anchored pilings.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Hardie Siding		
Doors	2'8" Screen Door		
Windows	Horizontal (2)		
Roofing	Tin Hip Roof		
Trim	Hardie Siding		
Foundation	Pilings with cement base		
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

Ingle Fish House



Parcel Summary

Parcel ID 01-09S-08W-8360-0008-0160
 Location Address 32320
 Brief Tax Description* BLOCK 8 LOT 16 NEELS ADD 1100/200 1100/202-EASEMENT 1123/515
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Ingle Allson John & Donna G
 27 Myrtle Ave
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	86.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/25/2014	\$100	QC	1123	515	Unqualified (U)	Vacant	INGLE	INGLE
N	08/07/2013	\$100	TR	1100	200	Unqualified (U)	Vacant	INGLE DONNA GAIL AS TRUSTEE	INGLE DONNA GAIL

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$111,800	\$111,800	\$111,800	\$111,800	\$111,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$111,800	\$111,800	\$111,800	\$111,800	\$111,800
Assessed Value	\$111,800	\$111,800	\$111,800	\$111,800	\$111,800
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$111,800	\$111,800	\$111,800	\$111,800	\$111,800
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice 2021

[2021 TRIM Notice \(PDF\)](#)

TRIM Notice 2020

[2020 TRIM Notice \(PDF\)](#)

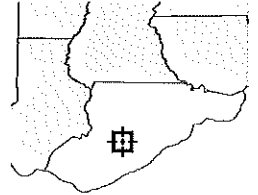
TRIM Notice 2019

[2019 TRIM Notice \(PDF\)](#)




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



Overview



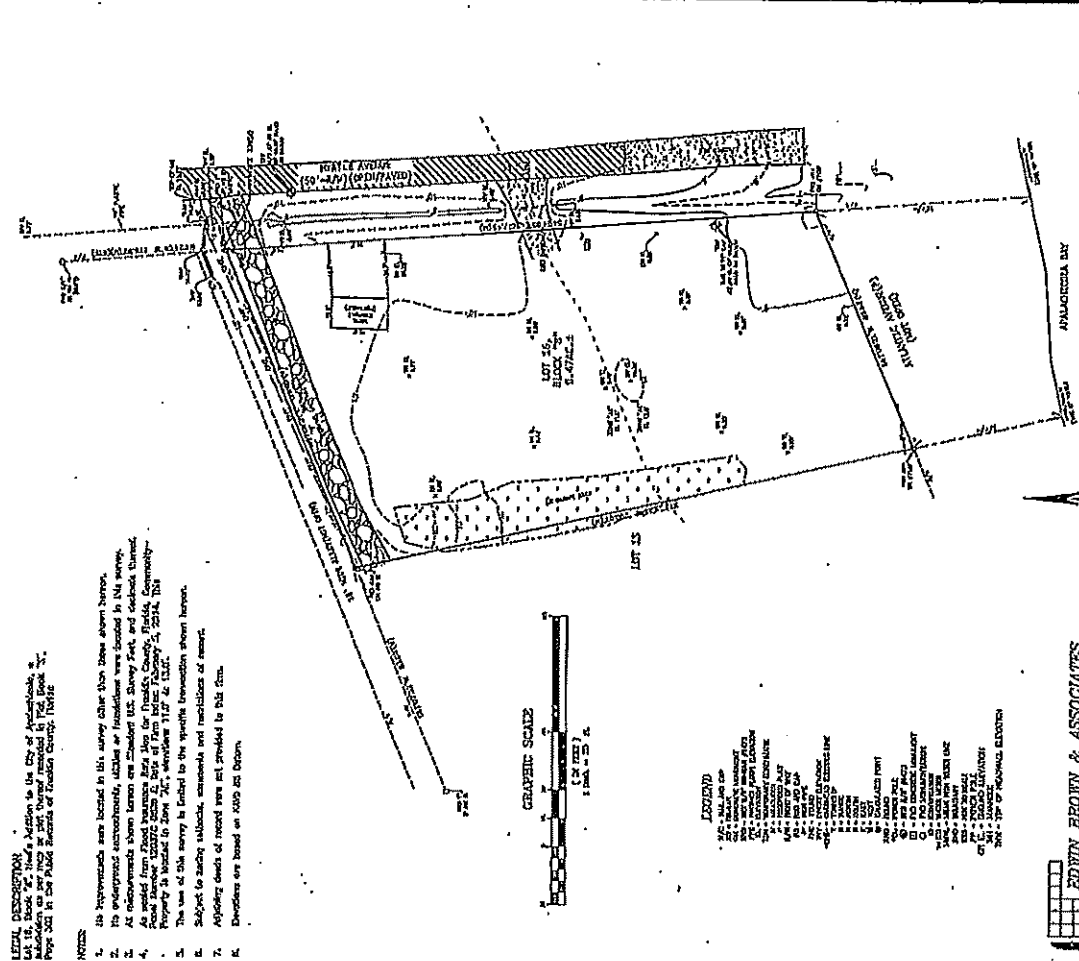
Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8360-0008-0160	Alternate ID	08W09S01836000080160	Owner Address	INGLE ALLISON JOHN & DONNA G
Sec/Twp/Rng	1-9S-8W	Class	VACANT		27 MYRTLE AVE
Property Address		Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BLOCK 8 LOT 16 NEELS ADD				
	(Note: Not to be used on legal documents)				

Date created: 1/3/2022
Last Data Uploaded: 1/3/2022 10:18:32 AM

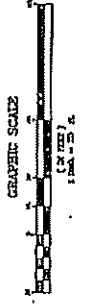
Developed by  Schneider
GEO SPATIAL



LEGAL DESCRIPTION:
 Lot 18, Block 2, Third Addition to the City of Jacksonville, Florida, as shown on the plat of subdivision of the same, recorded in Public Records of Duval County, Florida, Page 2021.

NOTES:

1. The improvements were located in 1911, survey other than those shown herein.
2. The unimproved acreage, utility or franchise were located in 1911 survey.
3. All improvements shown herein are Standard U.S. Survey Feet, and double thereof.
4. As noted from Field Notes of the Survey for Frankfort, Florida, Community - Florida Power & Light Co., Date of Plan before February 2, 1914, 1915.
5. The use of this survey is limited to the specific transmission shown herein.
6. Subject to safety, adjacent, easements and franchises of record.
7. Adjacent deeds of record were not provided to this firm.
8. Dimensions are based on NAD 83 and Datum.



- LEGEND**
- = 1/4" IRON PIN
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 - △ = 3/4" IRON PIN
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EDWIN BROWN & ASSOCIATES
 SURVEYORS & MAPPERS
 1000 N. GUYTON ST., JACKSONVILLE, FLORIDA 32202

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY THE ABOVE NAMED SURVEYORS AND MAPPERS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S., AND THE PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S., AND THE PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 473, F.S.

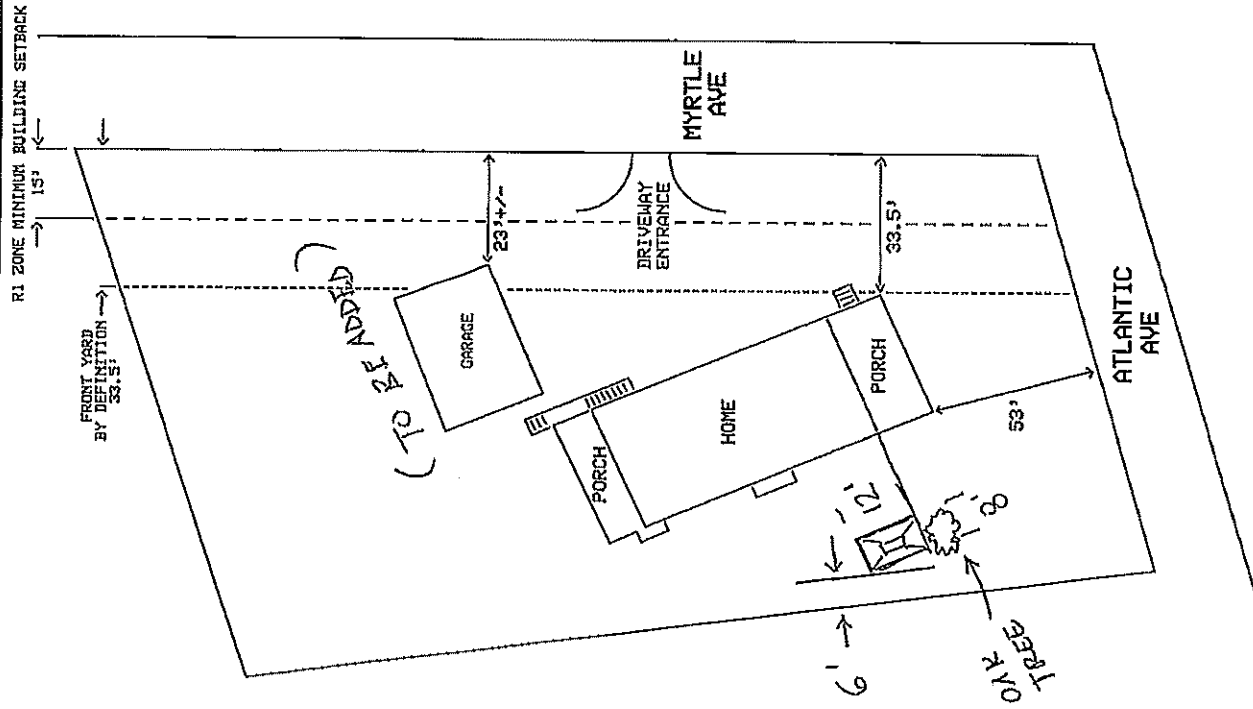
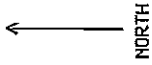
DATE: OCT 1 1915
 PLAN NO. 1915

ALLISON JOHN & DONNA ANGLE	
EDWIN G. BROWN AND ASSOCIATES, INC.	
1000 N. GUYTON ST., JACKSONVILLE, FLORIDA 32202	
DATE	1915
PLAN NO.	1915
BOOK	19-511
PAGE	40751

Ingle Fish House

COMMENTS

MINIMUM BUILDING SETBACK IS 15' FOR R1 FRONT YARDS.
 REQUIRED FRONT YARD IS EQUIVALENT TO MINIMUM BUILDING SETBACK
 NO PRIMARY OR ACCESSORY STRUCTURE IS ALLOWED IN THE
 MINIMUM BUILDING SETBACK
 THERE IS NO RULE OR CODE THAT SAYS YOU CANNOT HAVE AN ACCESSORY
 STRUCTURE IN THE FRONT YARD.



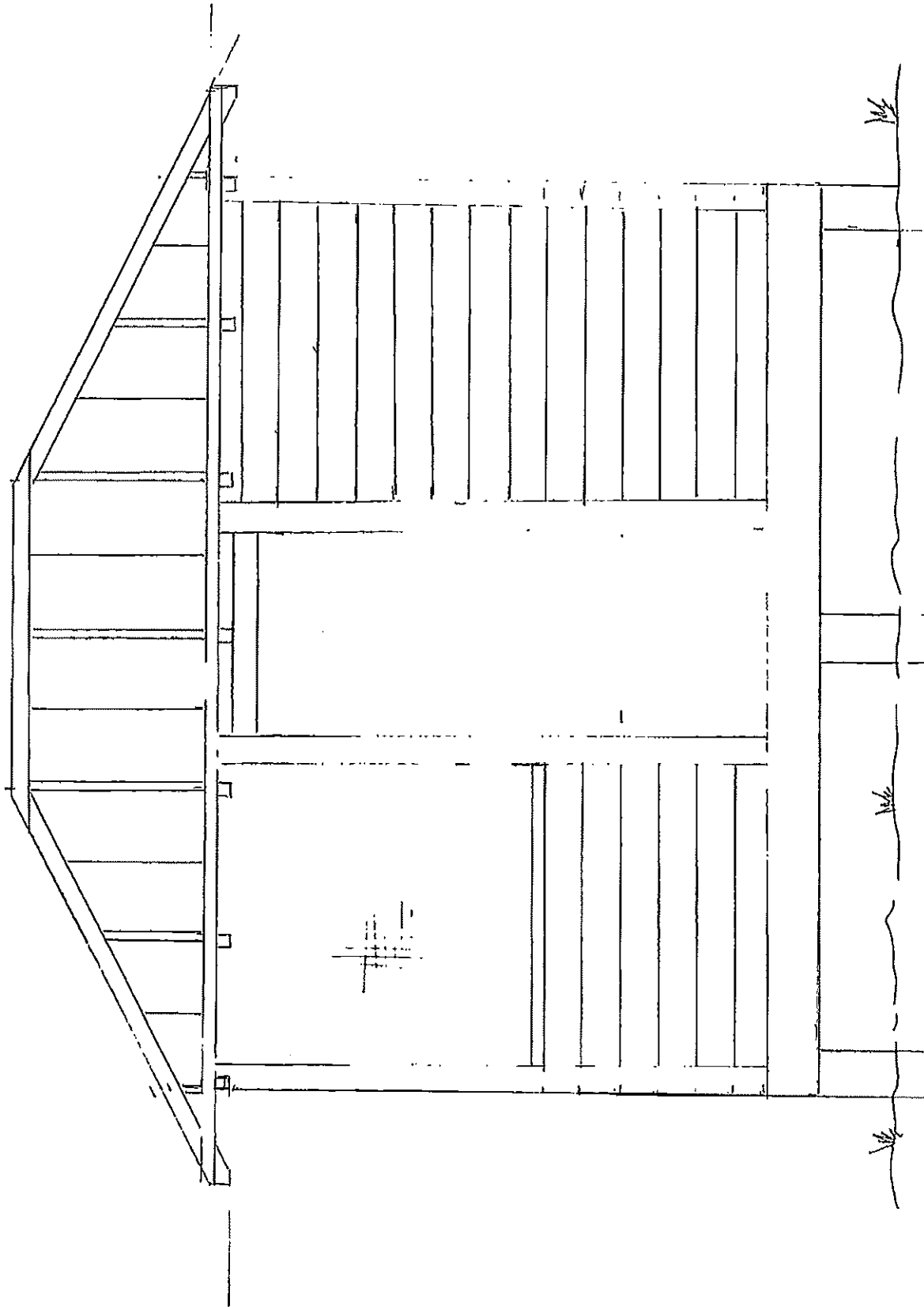
Proposed:
 $8 \times 12 = 96SF$

✓ ok

SCALE 1" = 40' (ROUGH)

INGLE SITE PLAN - EXAMPLE	
MYRTLE AVE / ATLANTIC AVE	
Al Ingle	Rev 1.0 5/12/2000
Page 1 of 1	

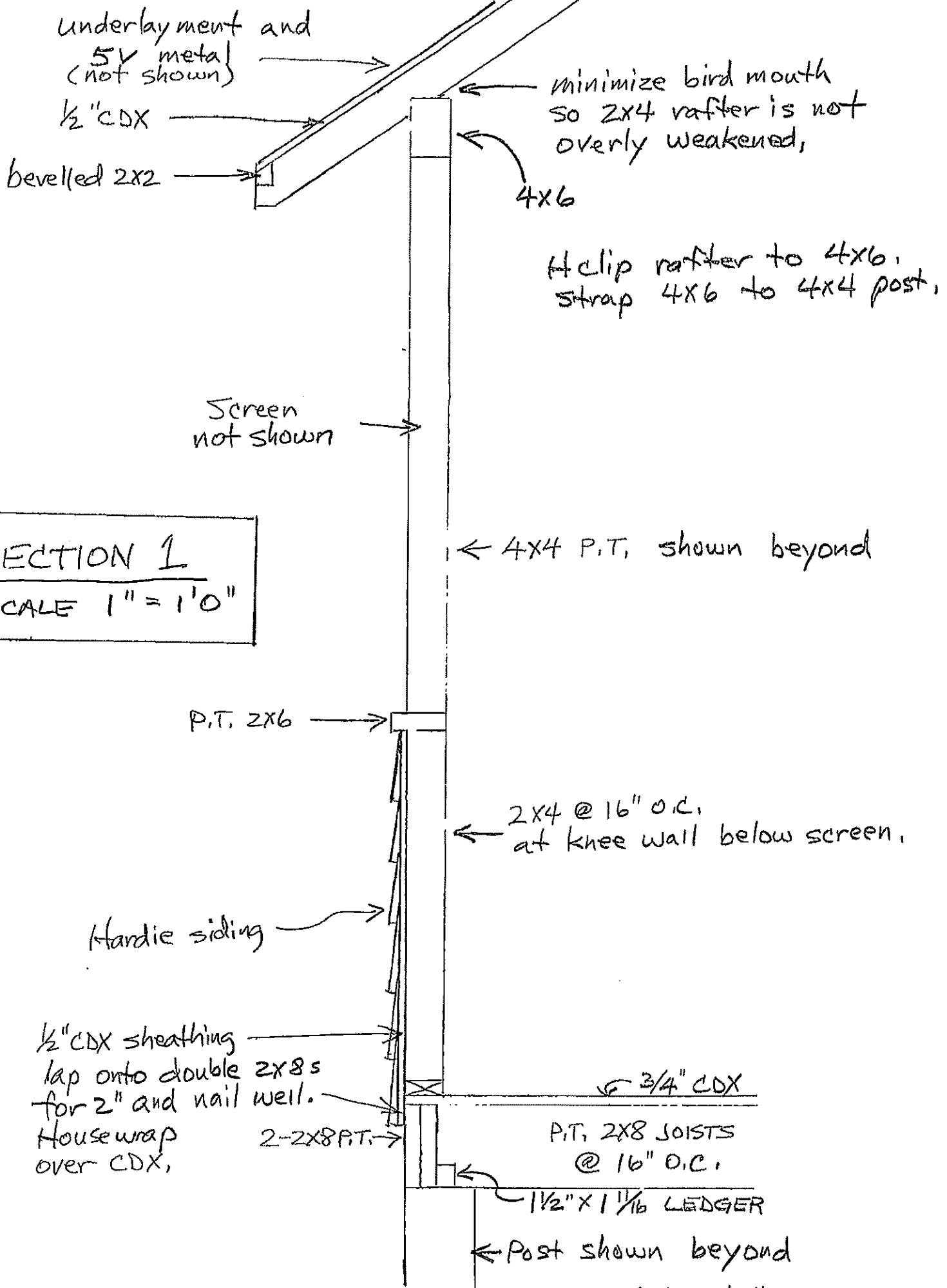
Ingle Fish HomeSc



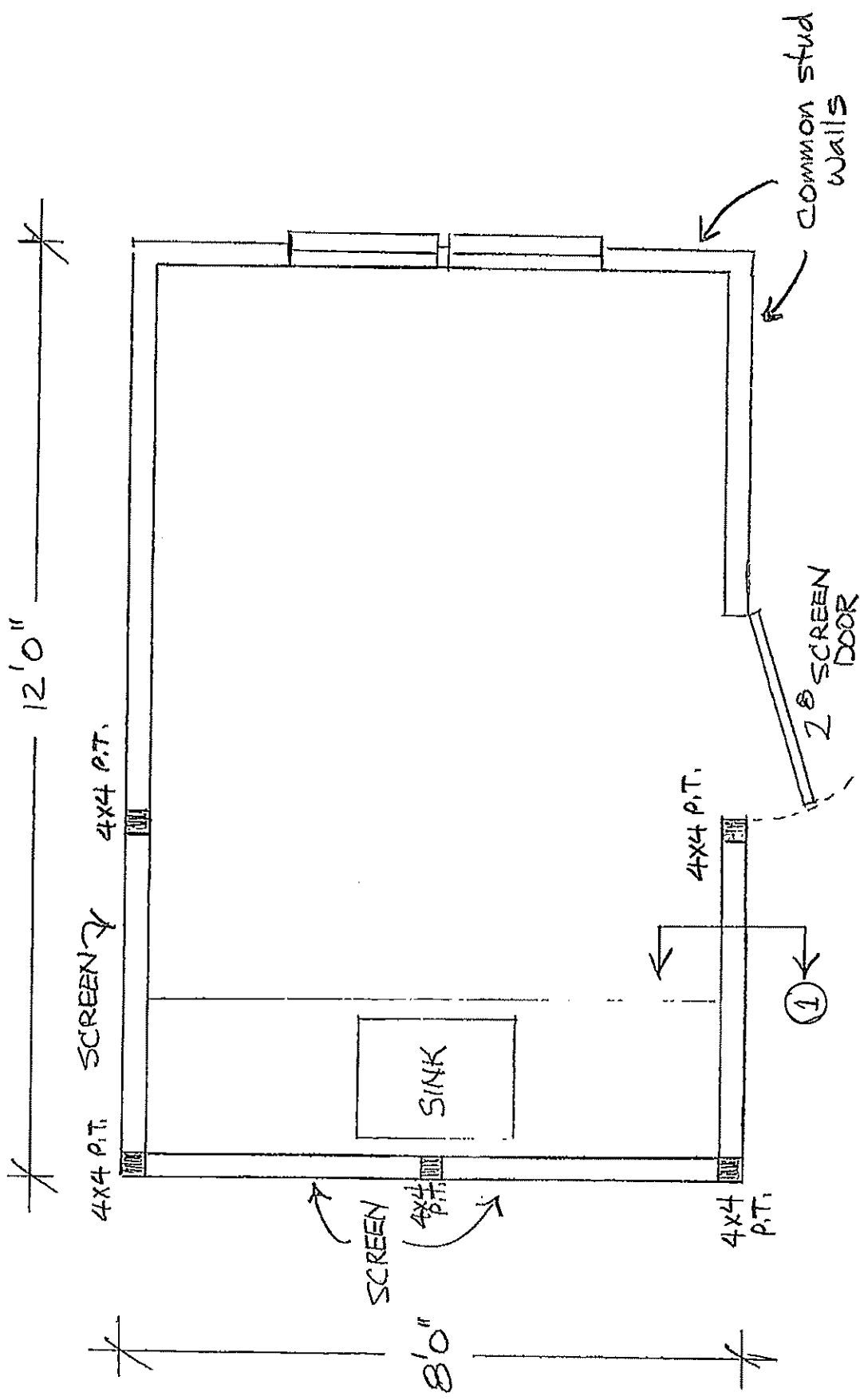
EAST
ELEVATION

SCALE
1/2" = 1'0"

Ingle Fish House



Ingle Fish House



PLAN
 SCALE 1/2" = 1'0"

Ingle Fish House



45 Commerce St. - Deck

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____

City Representative _____

Date Received _____

OWNER INFORMATION

Owner Natalie & Dustin Hoover
 Address 45 Commerce St.
 City Apalachicola State FL Zip 32320
 Phone 901,409-2976

CONTRACTOR INFORMATION

Contractors Name: Self
 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 _____

PROPERTY INFORMATION:

Street Address: 45 Commerce St. City & State Apalachicola FL Zip 32320

Historic District | Non-Historic District

Zoning District (C-1)

Parcel # _____

Block(s) C-1

Lot(s) 13/14

FEMA Flood Zone/Panel # _____

(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
 Permitting and Development Coordinator
 (850) 658-1522
cityofapalachicola@gmail.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 Approximate 7'x16' deck Attached to right side of rear building.
 Approximately 18" from ground
 Pressure treated pine posts, joists, and deck boards.
 * Storage room and outdoor shower included with
 Existing permit to Remodel (already approved with city).

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

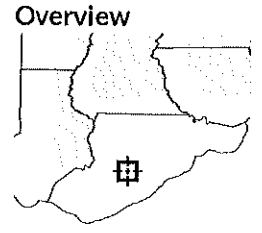
CERTIFICATION

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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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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.
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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.

11/29/2021
DATE


SIGNATURE OF APPLICANT



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-00C1-0140	Alternate ID	08W09S01833000C10140	Owner Address	HOOVER DUSTIN & NATALIE
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		8985 LATIMER DRIVE
Property Address		Acreage	n/a		GERMANTOWN, TN 38139
District	3				
Brief Tax Description	BLC-1SE 10FT LOT 13 & (Note: Not to be used on legal documents)				

Date created: 1/5/2022
Last Data Uploaded: 1/5/2022 7:47:11 AM

Developed by  **Schneider**
GEO SPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-00C1-0140
 Location Address 32320
 Brief Tax Description* BL C-1 SE 10 FT LOT 13 & ALL LOT 14 & NW 10 FT LOT 15 OR 124/303-305 APALACHICOLA OR 238/51 ORB 254 PAGE 168 15 & 1305/137
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Hoover Dustin & Nataile
 8985 Latimer Drive
 Germantown, TN 38139

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMMERCIAL	50.00	FF	0	0

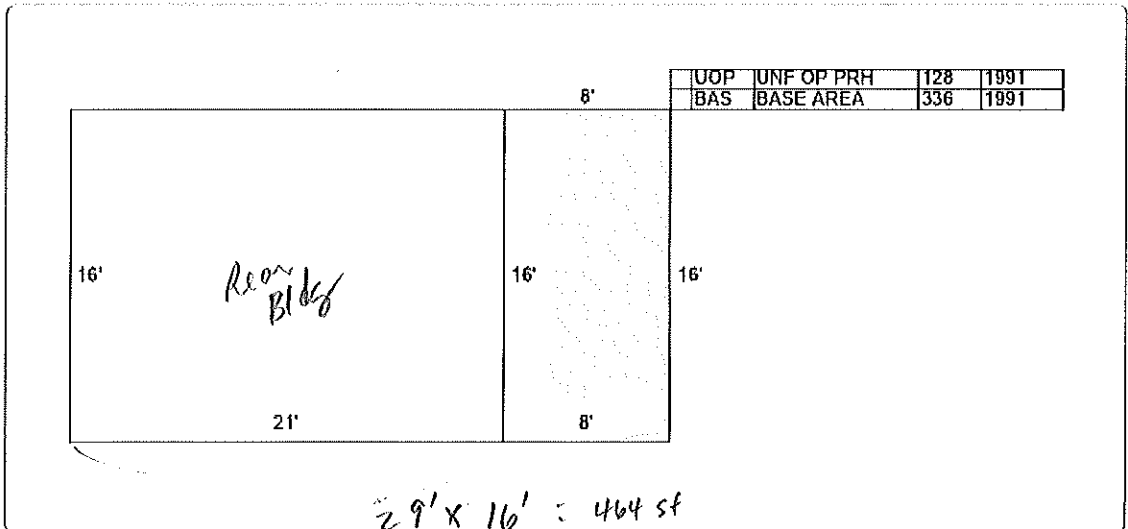
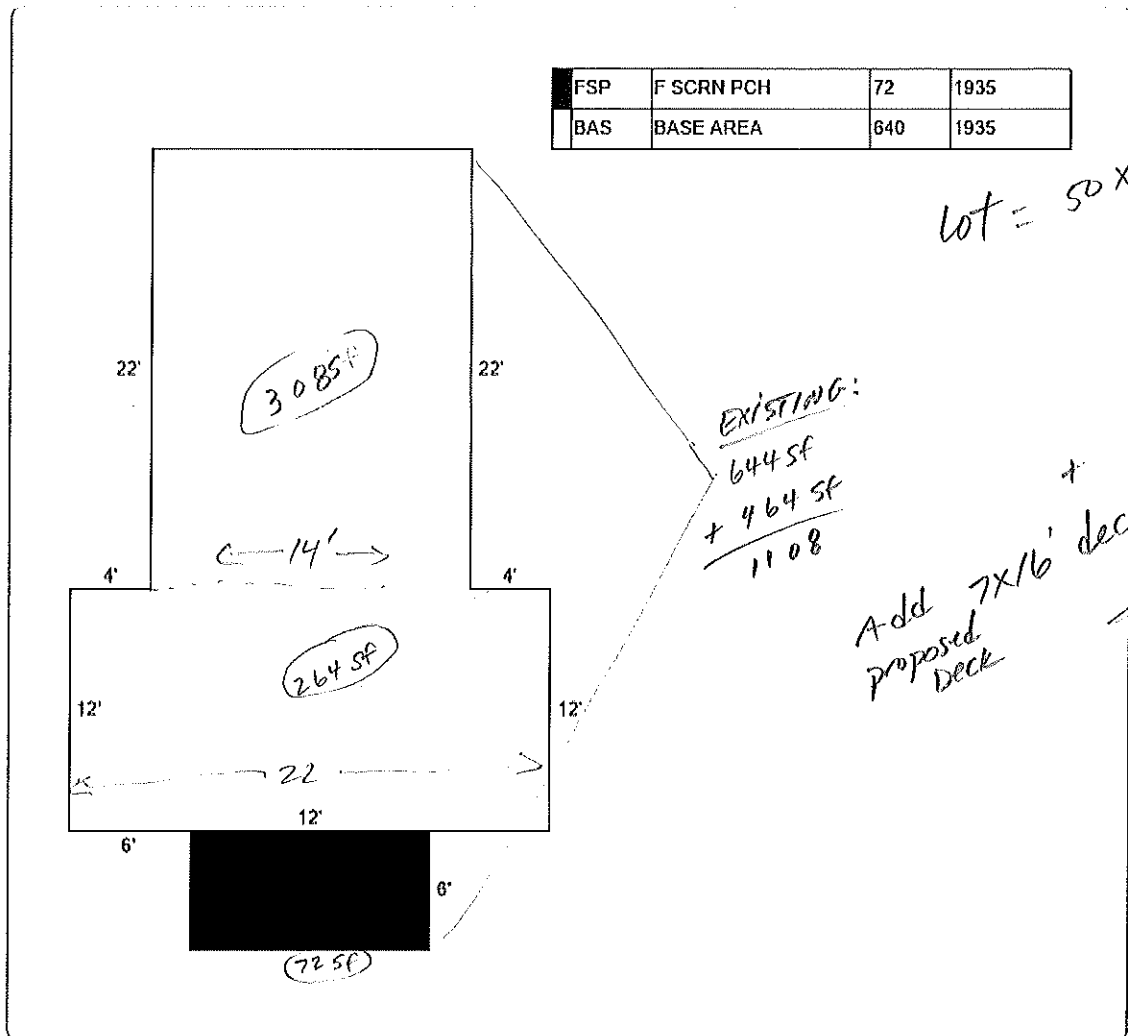
Residential Buildings

Building 1
 Type CITY OF AP
 Total Area 712
 Heated Area 640
 Exterior Walls AVERAGE
 Roof Cover MINIMUM
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover PINE WOOD
 Heat CONVECTION
 Air Conditioning NONE
 Bathrooms 1
 Bedrooms 0
 Stories 1
 Effective Year Built 1935

Building 2
 Type WAREH STOR
 Total Area 464
 Heated Area 336
 Exterior Walls BELOW AVG.
 Roof Cover COMP SHNGL
 Interior Walls MINIMUM
 Frame Type NONE
 Floor Cover MIN PLYWD
 Heat NONE
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 1
 Effective Year Built 1991

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0630	SHED	1	0x0x0	64	UT	1992
0080	DECK	1	0x0x0	300	UT	1992
0320	CONCRETE	1	0x0x0	128	UT	1992
0410	WD FENCE	1	0x0x0	560	UT	1992
0120	C L FENCE 4	1	0x0x0	30	UT	1992



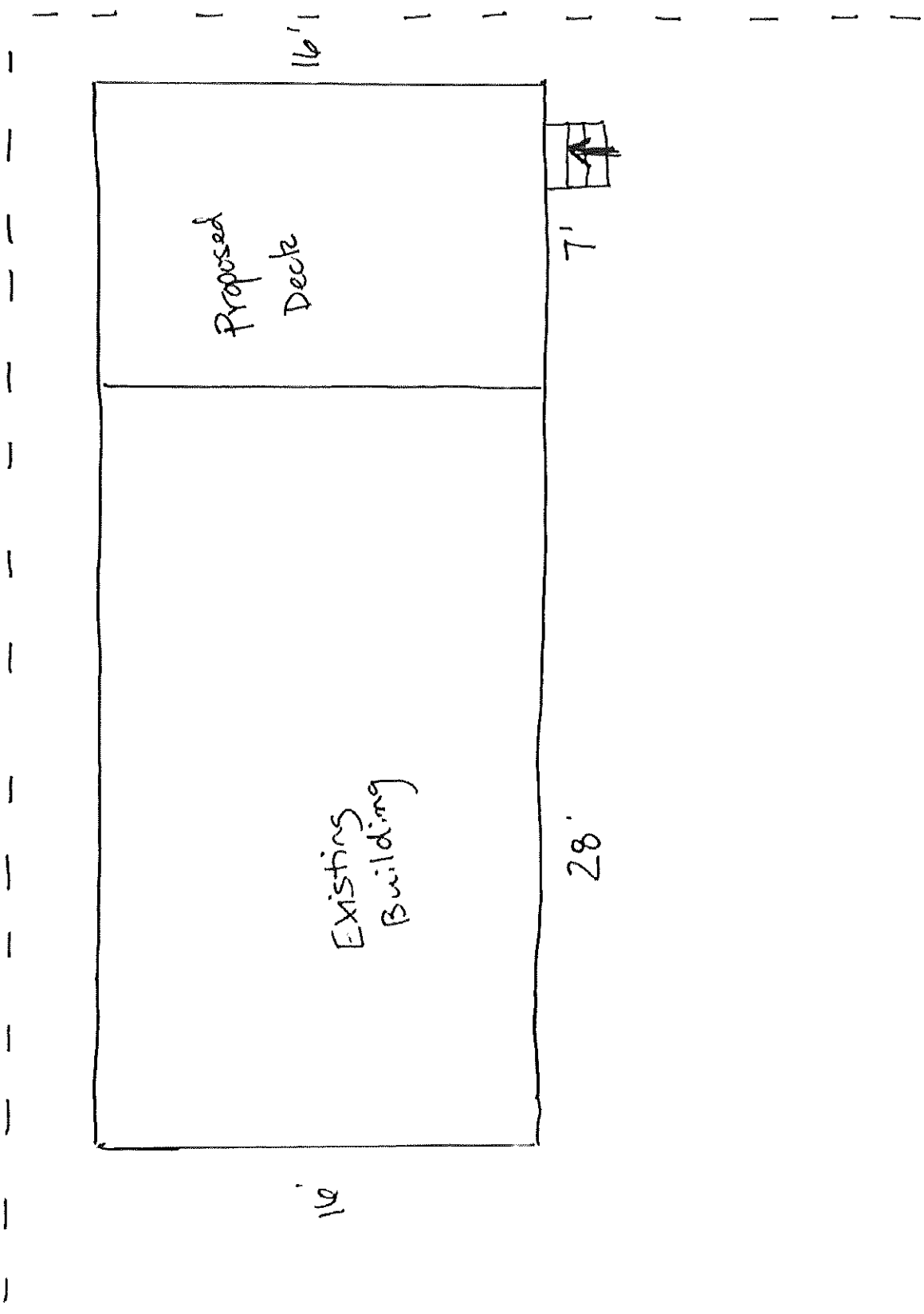
No data available for the following modules: Commercial Buildings.

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



Last Data Upload: 1/5/2022, 7:47:11 AM

Version 2.3.168



45 Commerce St.

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

DATE: 11/29/2021 Permit # _____ Permit Fee _____ (payable to EPCI)
OWNER'S NAME: Natalie & Dustin Hoover Email: dustinwhoover@yahoo.com

ADDRESS: 45 Commerce St.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 901-489-2976

FBE 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: 45 Commerce St.

PURPOSE OF PERMIT: Deck construction

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

PROPERTY PARCEL ID # 01-095-08W-8330-0001-0140

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: _____

me standards or 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 cityofapalachicola@gmail.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 AirBnB
 Addition, Alteration or Renovation to building.

Distance from property lines: Front NA Rear 2 feet L. Side NA
R. Side 1 foot
Cost of Construction \$ 1050.00 Square Footage 112
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

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

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce 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.

[Signature] 11/29/2021
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: cityofapalachicola@gmail.com or drop off in City drop box)
(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)



268 Water St – Exterior Stairs

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Moore Florida Properties
Address PO Box 668
City Apalachicola State FL Zip 33329
Phone (_____) 706-570-4787

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: Rear deck & stairway
(2nd story egress)

PROPERTY INFORMATION:

Street Address: 268 Water Street City & State Apalachicola, FL Zip 32320

[] Historic District [X] Non-Historic District Zoning District 3 C-1

Parcel #: 01-095-08W-8330-00G1-0060 Block(s) G1 Lot(s) 6

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Tummy Owens
Permitting and Development Coordinator
(850) 658-1522
cityofapalachicola@gmail.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 2nd floor deck to rear of building (over existing 1st floor deck).

Add stairway to 2nd floor deck. Add roof over 2nd floor deck.

Change double window to double door for 2nd floor rear entrance/egress.

Notes:

There is an existing 2x14 double-backed, through-bolted ledger to support rear deck.

Doors will fit within existing window framing (same height & width).

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 Apacheicola 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 Apacheicola 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.

12/05/2021

DATE

Mitch Moore

SIGNATURE OF APPLICANT

qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID 01-09S-08W-8330-00G1-0060
 Location Address 268 WATER ST
 Brief Tax Description* BL G-1 LOT 6 OR 118/112 OR/514/70 APALACHICOLA 817/508 916/388 988/555 1212/720 1268/67 1269/270
 *The Description above is not to be used on legal documents.
 Property Use Code WAREHOUSE- (004800)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
Moore Florida Properties,LLC
 P.O. Box 668
 Apalachicola, FL 32329

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMMERCIAL	30.00	FF	0	0

Residential Buildings

30x80'

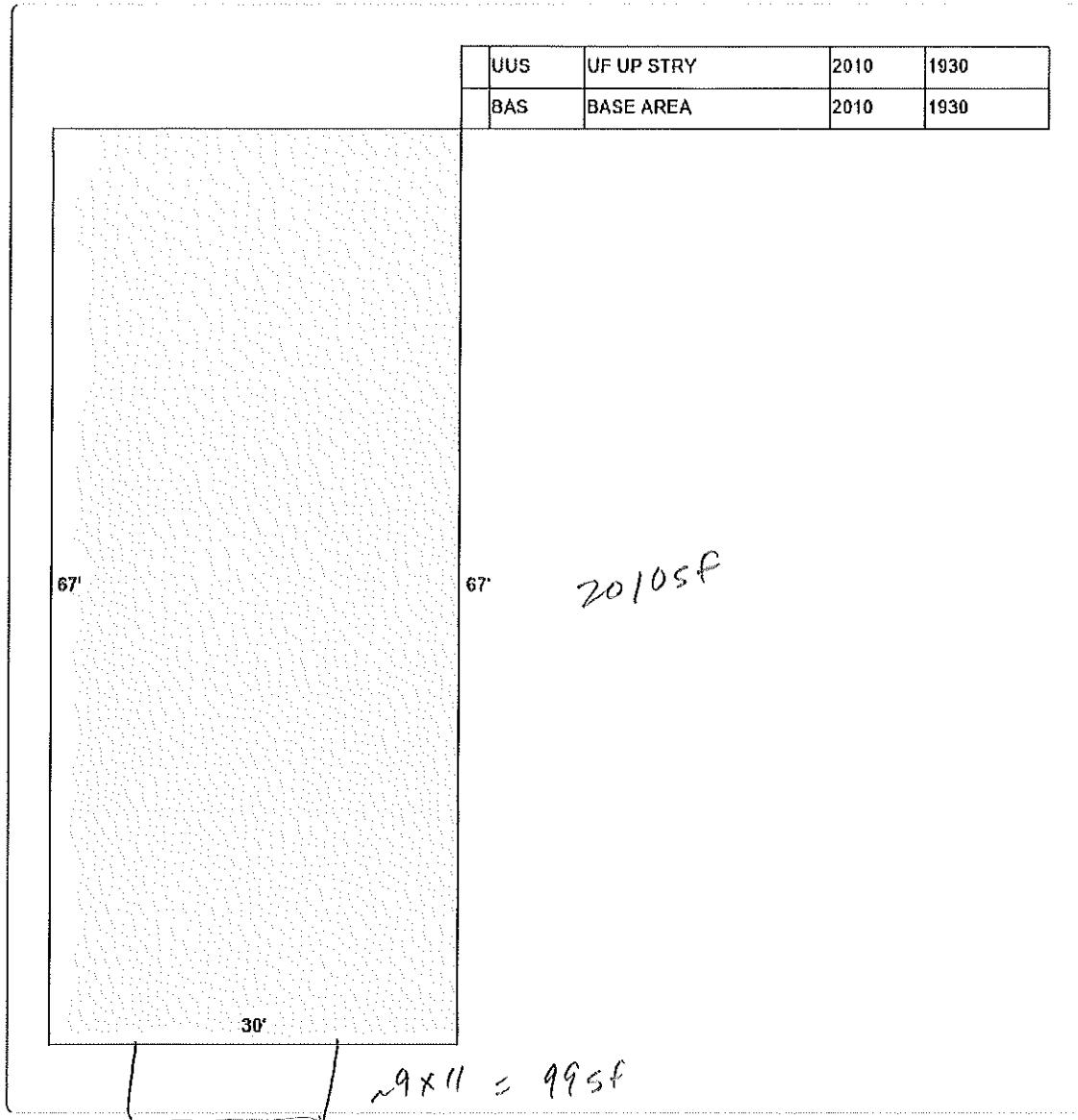
Building 1
 Type WHSE
 Total Area 4,020
 Heated Area 2,010
 Exterior Walls CORG METAL
 Roof Cover MODULAR MT
 Interior Walls MINIMUM
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat NONE
 Air Conditioning WINDOW
 Bathrooms 1
 Bedrooms 0
 Stories 0
 Effective Year Built 1956

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0300	STEPS	1	0x0x0	5	UT	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/02/2020	\$100	WD	1269	270	Unqualified (U)	Improved	MOORE	MOORE FLORIDA PROPERTIES,LLC
N	06/17/2020	\$290,000	WD	1268	67	Qualified (Q)	Improved	TRIPLETAIL GROUP,LLC (MUTI-PRCL)	MOORE
N	03/01/2018	\$365,000	WD	1212	720	Qualified (Q)	Improved	THE APALACHICOLA BOWERY GROUP,LLC	TRIPLETAIL GROUP,LLC (MUTI-PRCL)
N	05/21/2009	\$280,000	WD	988	555	Unqualified (U)	Improved	MOORE	THE APALACHICOLA BOWERY GROUP,LLC
N	10/16/2006	\$100	CD	916	388	Unqualified (U)	Improved	ANDERSON	MOORE
N	10/19/2004	\$550,000	WD	817	508	Unqualified (U)	Improved	ANDERSON	MOORE
N	09/01/1995	\$35,000	WD	514	70	Unqualified (U)	Improved	COPELAND	ANDERSON



No data available for the following modules: Commercial Buildings.

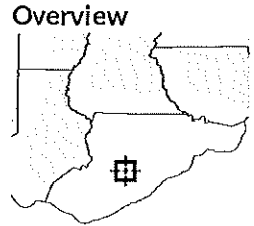
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/3/2022, 10:18:32 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.168



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-00G1-0060	Alternate ID	08W09S01833000G10060	Owner Address	MOORE FLORIDA PROPERTIES, LLC
Sec/Twp/Rng	1-9S-8W	Class	WAREHOUSE-		P.O. BOX 668
Property Address	268 WATER ST	Acreage	n/a		APALACHICOLA, FL 32329
District	3				
Brief Tax Description	BL G-1 LOT 6				

(Note: Not to be used on legal documents)

Date created: 1/3/2022
 Last Data Uploaded: 1/3/2022 10:18:32 AM

Developed by Schneider GEOSPATIAL

Handwritten calculations and notes:

$30 \times 80' = 2400 \text{ SF}$

$80\% = 1920 \text{ SF}$ (Allowance)

$20\% = 480 \text{ SF}$

existing Building + rear deck = approx 2109 SF

Already * over impervious allowance

Layer List Legend

Quick Links:

- Property Search
- View Map

Layers:

- Parcels
- Parcel Numbers
- Address Numbers
- Yearly Sales
- Roads
- USA Major Highways
- Railroads
- City Labels
- Sec-Twn-Rng
- Streams and Rivers
- Flood Map
- County Outlines
- 2019 Aerial Photos
- 2013 Aerial Photos

[Restore Layer Defaults](#)



Results:

Parcel ID - 01-095-08W-8330-00G1-0060
 Alt Id - 08W09S01833000G10060
 Address - 268 WATER ST
 Owner - MOORE FLORIDA PROPERTIES,LLC
[View Report | Google Maps opens in a new tab](#)

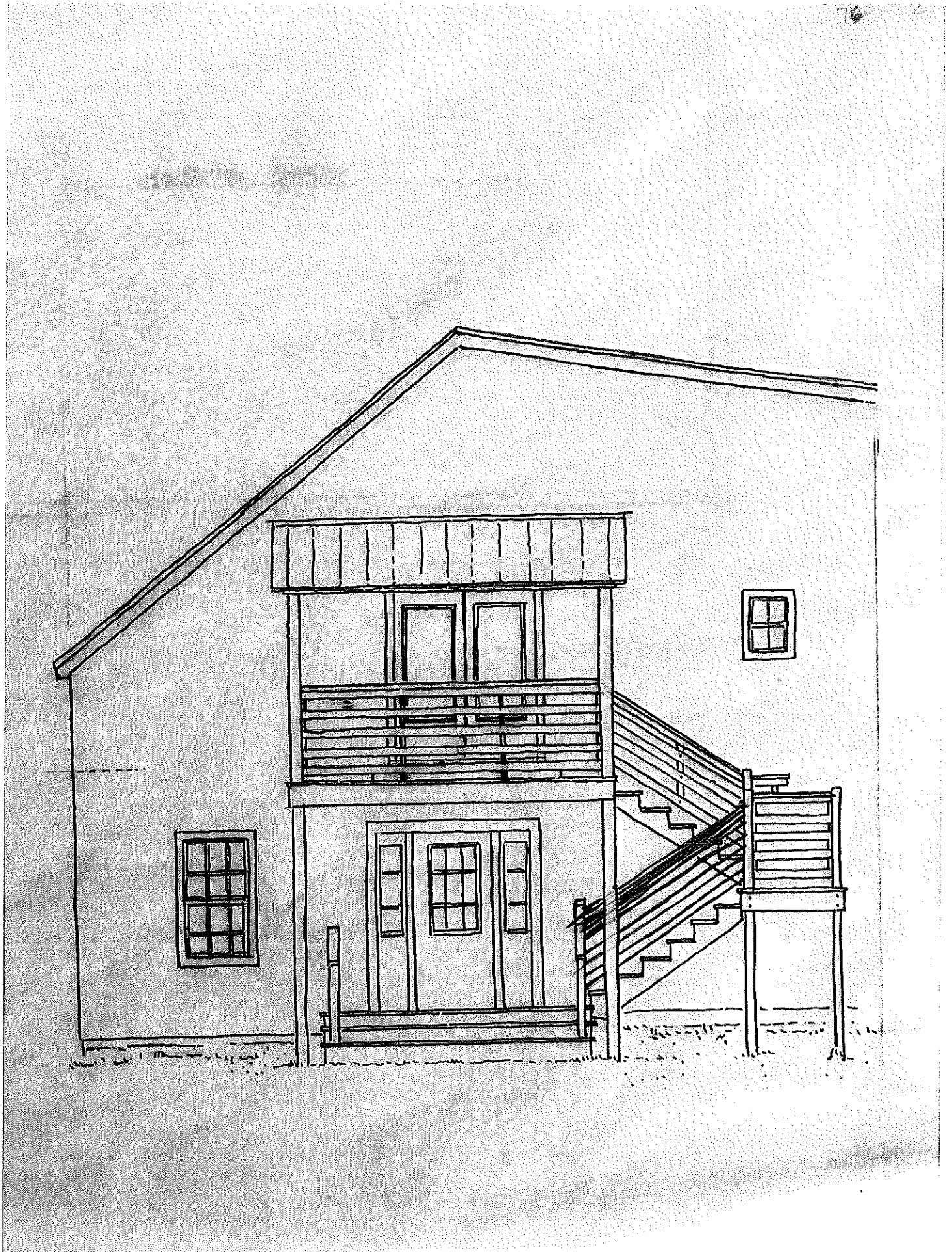
Parcel ID - 01-095-08W-8330-00G1-0150
 Alt Id - 08W09S01833000G10150
 Address - 268 WATER ST
 Owner - MOORE FLORIDA PROPERTIES,LLC
[View Report | Google Maps opens in a new tab](#)

Parcel ID	01-095-08W-8330-00G1-0060	Alternate ID	08W09S01833000G10060	Owner	MOORE FLORIDA PROPERTIES,LLC
Sec/Twp/Rng	1-9S-8W	Class	WAREHOUSE-	Address	P.O. BOX 668
Property Address	268 WATER ST	Acreage	n/a		APALACHICOLA, FL 32329
District	3				
Brief Tax Description	BL G-1 LOT 6 (Note: Not to be used on legal documents)				



EXISTING Porch

Proposing
Added
stairs ↗



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

DATE: _____ Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Moore Florida Properties, LLC Email: mooreproperties@icloud.com

ADDRESS: PO Box 668

CITY, STATE & ZIP CODE: Apalachicola, FL 33329 PHONE # 706-570-4787

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: 268 Water St Apalachicola, FL 32320

PURPOSE OF PERMIT: Addition of rear deck & stairway

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

YES NO

PROPERTY PARCEL ID # 01-09S-08W-8330-00G1-0060

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 cityofapalachicola@gmail.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, 2nd floor rear deck & stairway

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

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

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

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

Signature of Owner or Agent Date

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: cityofapalachicola@gmail.com or drop off in City drop box)
(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)



109 Bay Colony Way – Lean-to Shed

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

-HISTORIC DISTRICT ONLY-

Application # _____
City Representative _____
Date Received _____

(Handwritten initials)

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner JOSEPH DEMPSTER
Address 109 BOY COUWY WAY
City APALACHICOLA State FL Zip 32320
Phone (908) 413-2889

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: _____

*16' x 30'
Lean To*

PROPERTY INFORMATION:

Street Address: _____ City & State _____ Zip _____

Historic District Non-Historic District Zoning District R-2

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

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
Permitting and Development Coordinator
(850) 658-1522
cityofapalachicola@gmail.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 LEONTO (16x30) TO EXISTING GARAGE (20x30)
 ALL WOOD TO BE P.T.
 ROOF TO BE 24 GA METAL

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing	GALVOLUME	3' WIDE TUFF RIB	FL 23490
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID 12-09S-08W-1000-0000-0260
 Location Address 109 BAY COLONY WAY
 APALACHICOLA 32320
 Brief Tax Description* BAY COLONY SUB LOTS 25,26 PB 8/5 789/110 793/577 1135/223
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng --
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead Y

Home - 1581
Garage 840
walkway 300
2721 SF
Existing imp.
16x30 lean to + 480 SF - Proposed
Additional
est (~3201 SF)
OK

*2 lots APPROX 200x95:
 19,070
 40%
 (-7600 SF Allowance)*

[View Map](#)

Owner Information

Primary Owner
Dempster Joseph A & Frieda S
 109 Bay Colony Way
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	1.00	UT	0	0
000000	VAC RES	1.00	UT	0	0

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 3,178
 Heated Area 1,950
 Exterior Walls BD/BTN AVG
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover CLAY TILE; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2.5
 Bedrooms 3
 Stories 2
 Effective Year Built 2016

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0310	WD WALK	1	0x0x0	300	SF	2016
1016	WOOD FENCE 6'	1	0x0x0	72	LF	2016

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/14/2004	\$96,500	WD	789	110	Qualified (Q)	Vacant	FIGHTING CHAIR PARTNERS,LLC	DEMPSTER

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$255,181	\$239,385	\$240,600	\$207,269	\$207,269
Extra Features Value	\$2,682	\$2,682	\$2,682	\$2,682	\$2,682
Land Value	\$76,000	\$76,000	\$38,000	\$38,000	\$38,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$333,863	\$318,067	\$281,282	\$247,951	\$247,951
Assessed Value	\$322,520	\$318,067	\$272,746	\$247,951	\$247,951
Exempt Value	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$272,520	\$268,067	\$272,746	\$247,951	\$247,951
Maximum Save Our Homes Portability	\$11,343	\$0	\$8,536	\$0	\$0

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

TRIM Notice 2021

2021 TRIM Notice (PDF)

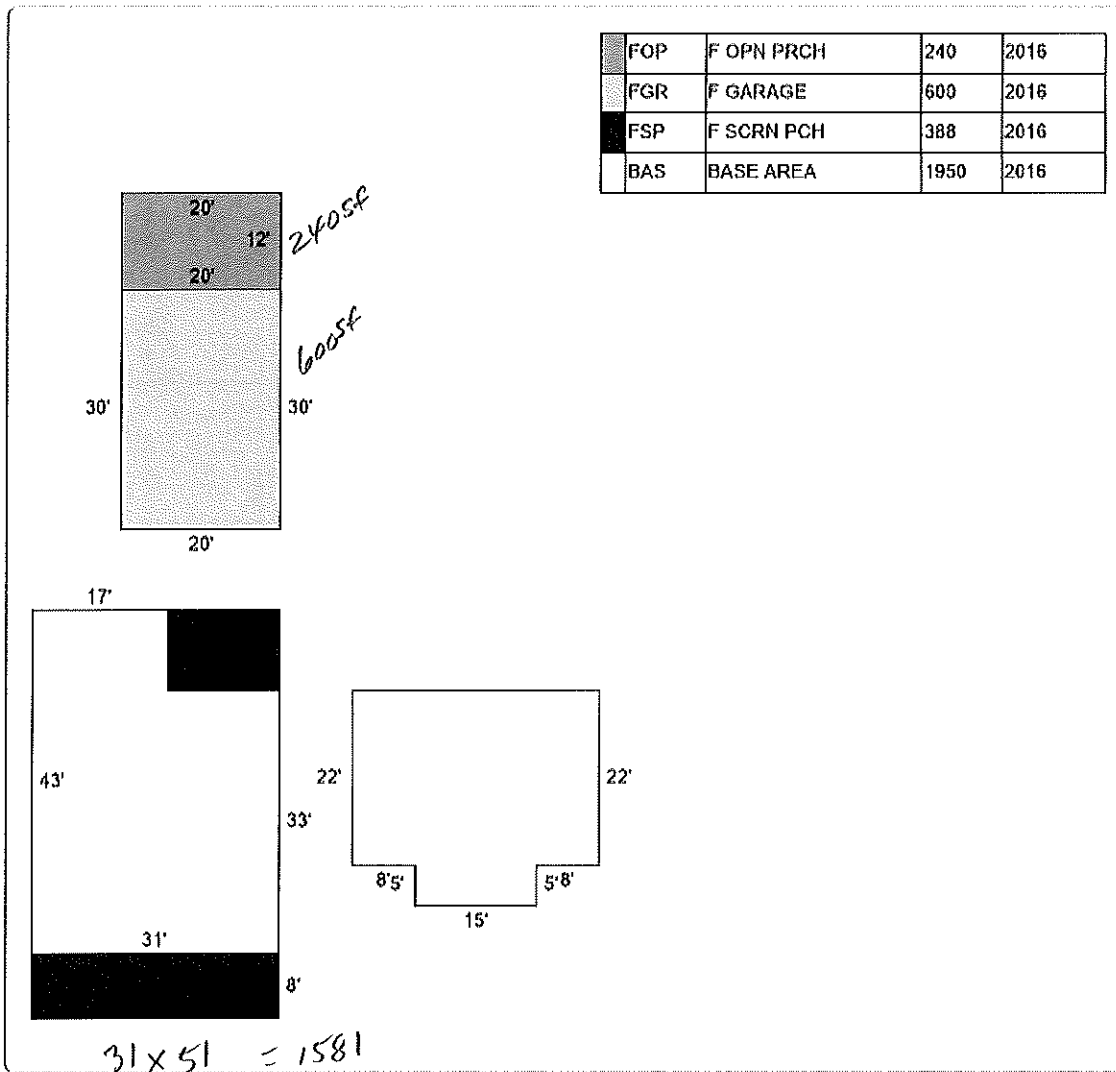
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

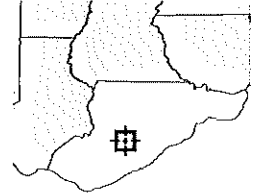
Last Data Upload: 1/3/2022, 10:18:32 AM

Version 2.3.168




Developed by
Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	12-09S-08W-1000-0000-0260	Alternate ID	08W09S12100000000260	Owner Address	DEMPSTER JOSEPH A & FRIEDA S
Sec/Twp/Rng	--	Class	SINGLE FAM		109 BAY COLONY WAY
Property Address	109 BAY COLONY WAY	Acreage	n/a		APALACHICOLA, FL 32320
	APALACHICOLA				
District	3				
Brief Tax Description	BAY COLONY SUB LOTS 25,26				
	(Note: Not to be used on legal documents)				

Date created: 1/3/2022
 Last Data Uploaded: 1/3/2022 10:18:32 AM

Developed by  **Schneider**
 GEOSPATIAL

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

DATE: 12/17/21 Permit # _____ Permit Fee _____ (payable to EPCI)
OWNER'S NAME: JOSEPH DEMPSTER Email: JOE.DEMPSTER@GMAIL.COM

ADDRESS: 109 BAY COLONY WAY

CITY, STATE & ZIP CODE: APALACHICOLA, 32320 PHONE # 908-413-2889

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: 109 BAY COLONY WAY

PURPOSE OF PERMIT: GARAGE LEAN TO

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

PROPERTY PARCEL ID # 12-095-08W-1000-0000-0260

LEGAL DESCRIPTION OF PROPERTY: lots 25,26

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 cityofapalachicola@gmail.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 LENO TO
 Addition, Alteration or Renovation to building.

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side 5'
 Cost of Construction \$ 3000 Square Footage ~~30x18/540~~ 30x16 480 SF
 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 30' Height 9' Width 18' 16'

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

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

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

Signature of Owner or Agent _____, Date _____

Signature of Contractor _____ Date _____

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

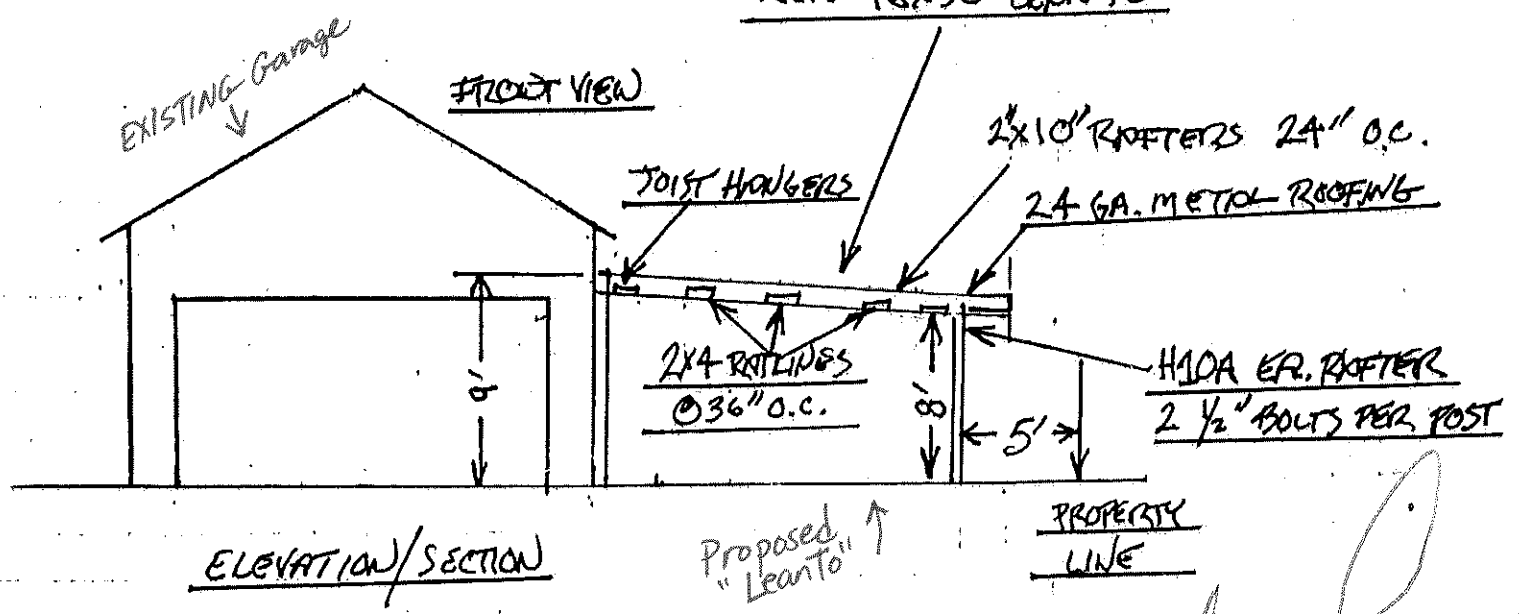
My Commission expires: _____

My Commission expires: _____

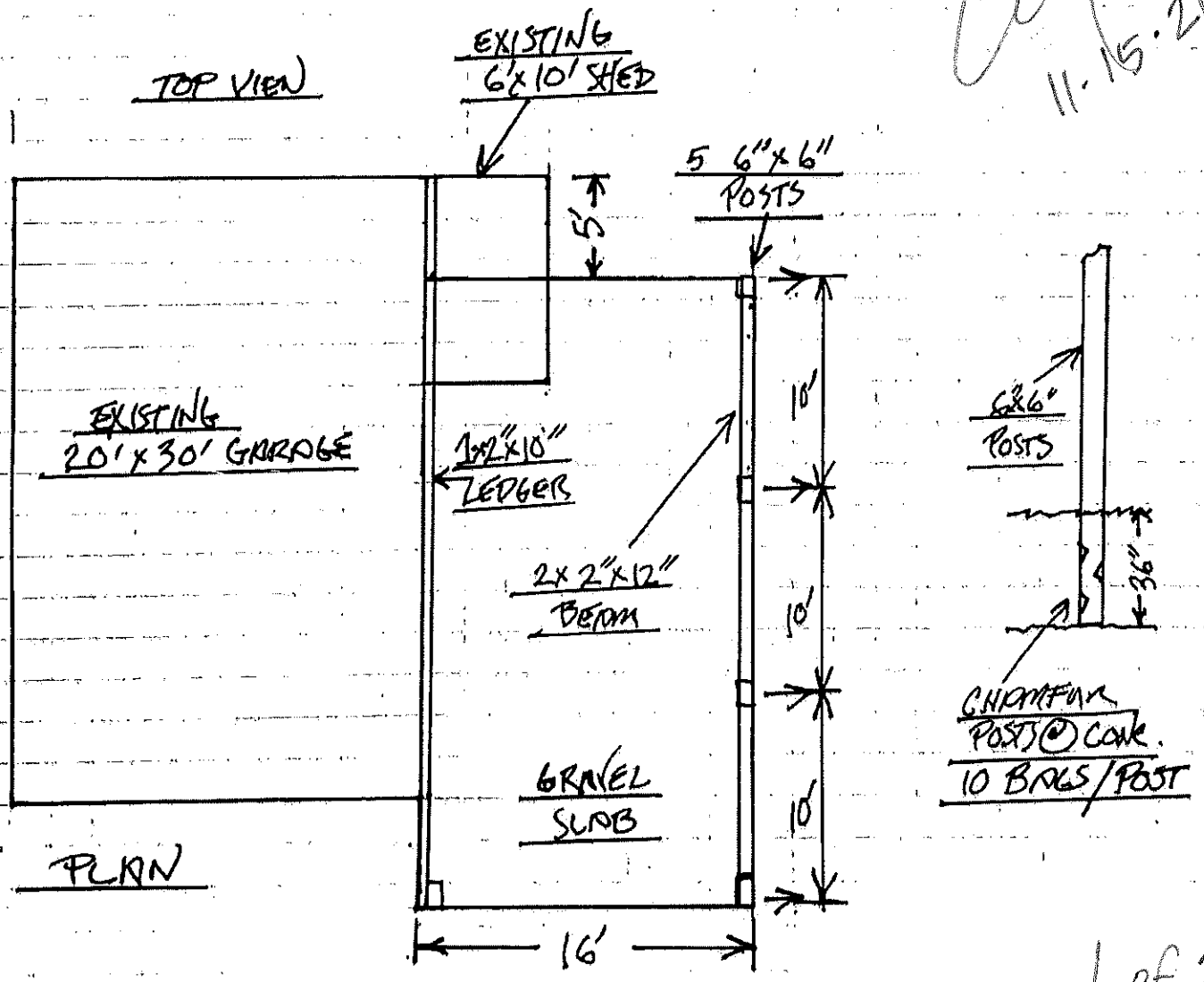
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

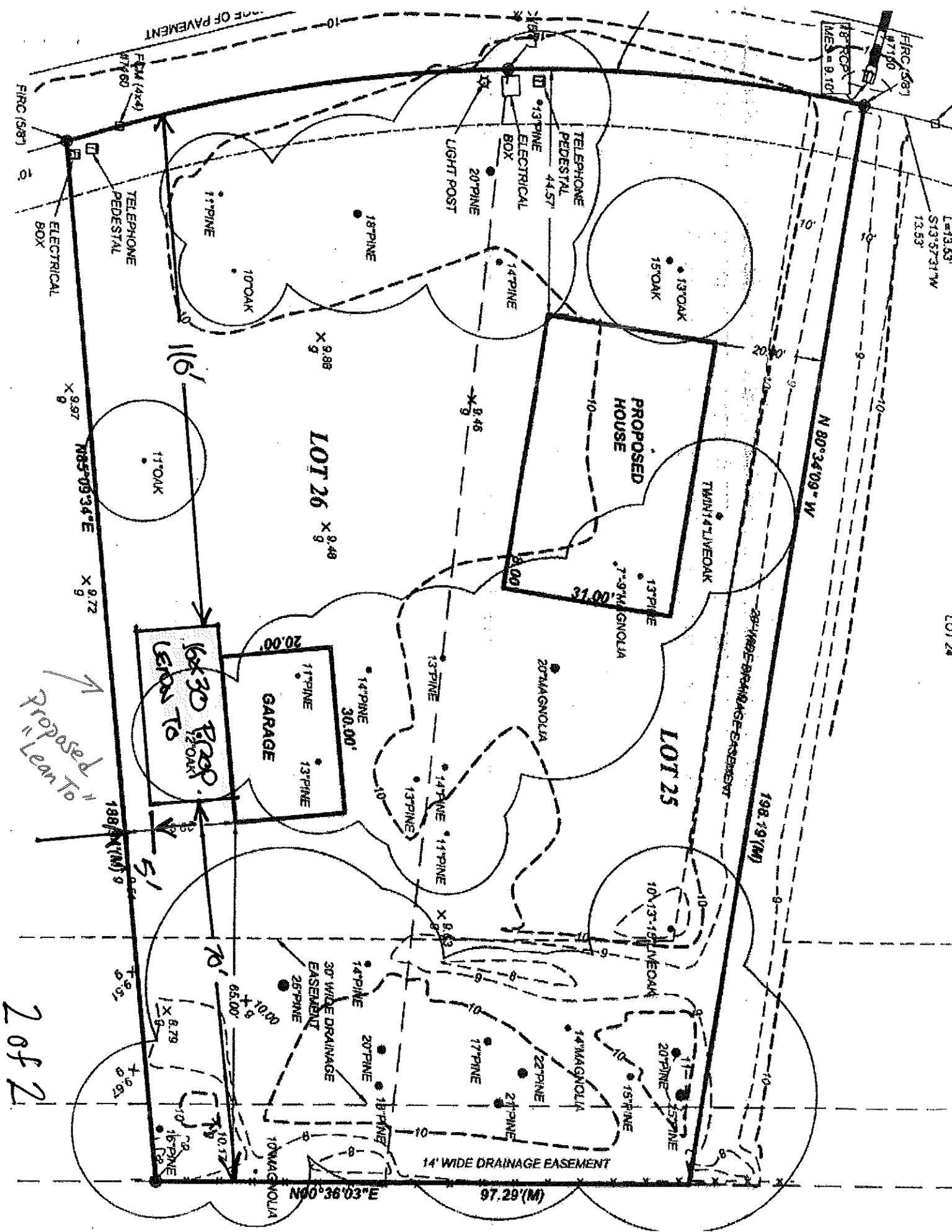
(email to: cityofapalachicola@gmail.com or drop off in City drop box)
(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)

109 BRY COLONY WAY
NEW 16x30' LEANTO



[Signature]
11.15.21





L=13.53'
S13°57'31"W
12.53'

LOT 24

N 80° 34' 09" W

198.19 (M)

LOT 25

PROPOSED HOUSE

LOT 26

GARAGE

PROPOSED LEAN TO

14" WIDE DRAINAGE EASEMENT

30" WIDE DRAINAGE EASEMENT

N 60° 36' 03" E

97.29 (M)

2 of 2

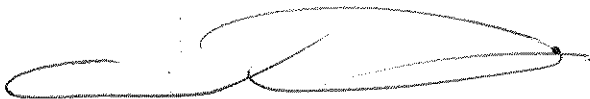
December 15, 2021

To whom it may concern:

I have reviewed the drawings and proposal from Joe Dempster for the addition of a 16'X30' lean to, which will be attached to his existing garage.

This proposal meets all requirements of the Bay Colony HOA and is approved.

Regards,

A handwritten signature in black ink, appearing to read 'Sam Gilbert', written over a horizontal line.

Sam Gilbert, President Bay Colony HOA



194 25th Ave – Mobile Homes

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

DATE: 12-3-21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Carmen Juan Email: _____

ADDRESS: 237 Rex Buzzett St.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-7374

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: 194 25th Street, Apalachicola, FL 32320

PURPOSE OF PERMIT: _____

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

YES NO

PROPERTY PARCEL ID # 01-095-08W-8330-0240-0040

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 cityofapalachicola@gmail.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 15 ft Rear 25 ft L. Side 7.5 ft
 R. Side 7.5 ft
 Cost of Construction \$ _____ Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

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

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

X Carmen Diego July 2-3-21
 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: _____

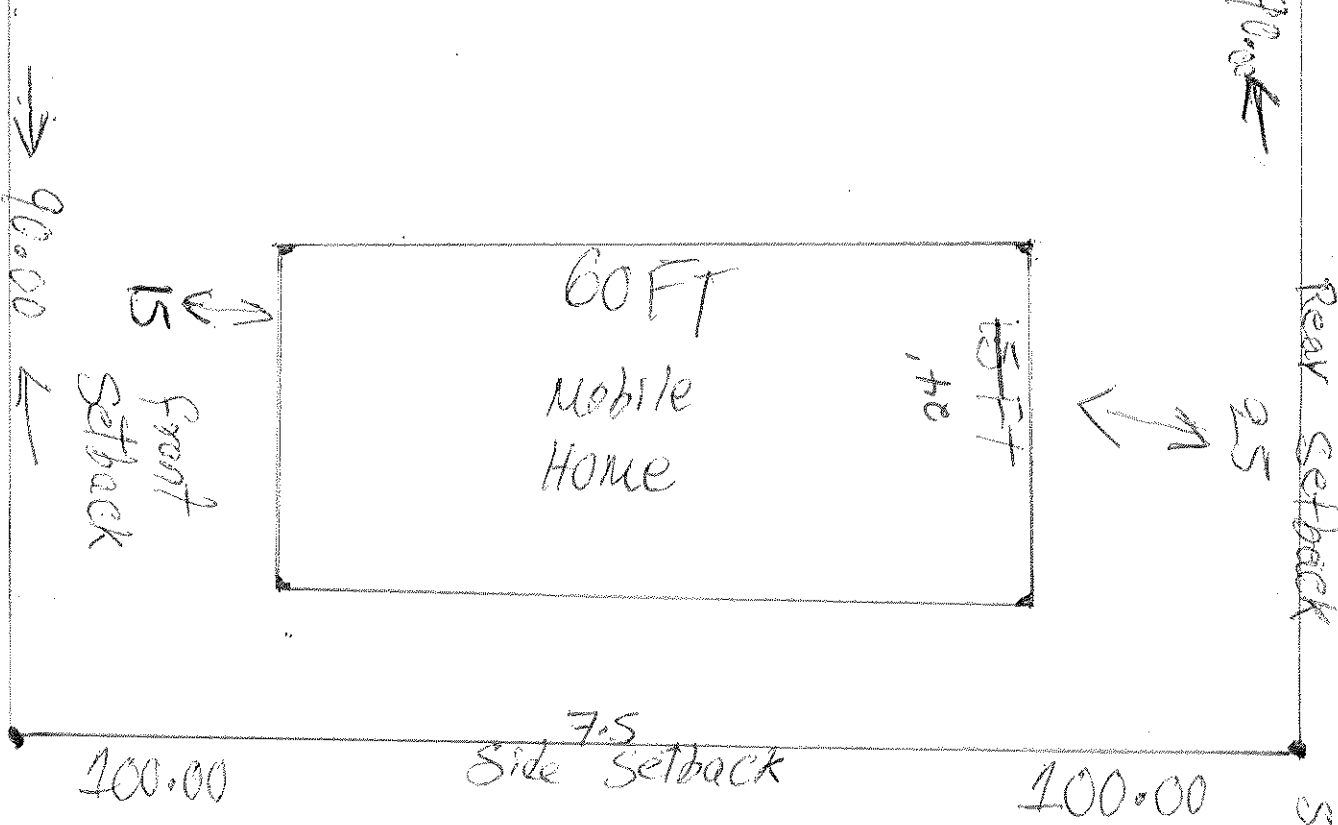
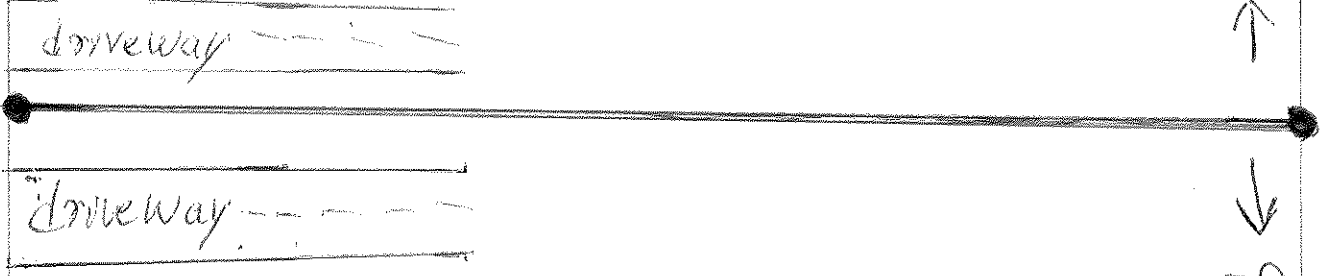
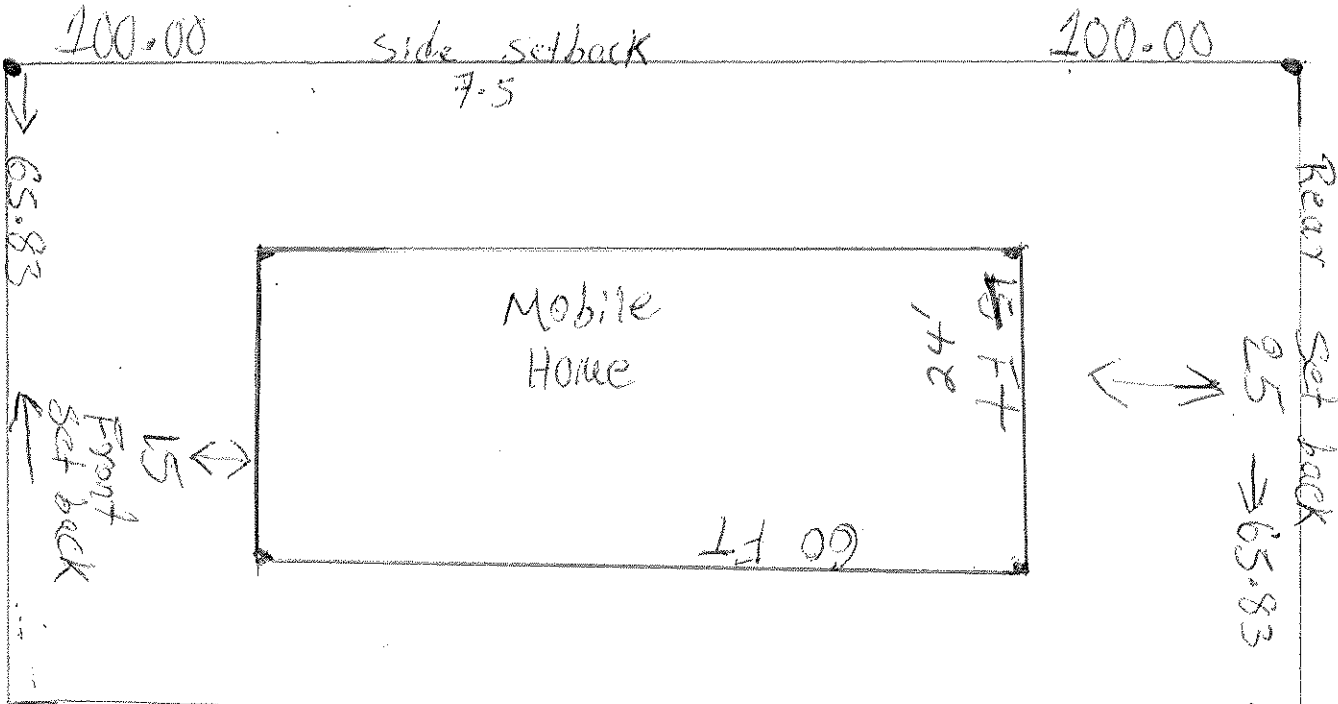
My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: cityofapalachicola@gmail.com or drop off in City drop box)
 (make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)

Carmel Diego

Left Side



155.83
Rear Setback
25
Rear Setback
25
Right Side

25th Avenue

100.00
65.83

100.00

100.00

100.00

side setback 7.5

Side Setback 7.5

Mobile Home

Mobile Home

15 FT

15 FT

60 FT

60 FT

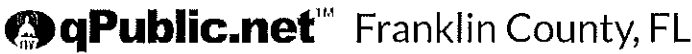
15
Front Setback

15
Front Setback

Rear Setback 25
65.83

90.00

Rear Setback 25



Parcel Summary

Parcel ID 01-09S-08W-8330-0240-0040
 Location Address 194 25TH AVE
 APALACHICOLA 32320
 Brief Tax Description* BL 240 LOTS 4 THRU 7 INC 896/607 1305/114 1309/588 1313/612
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

*lots 160x100 = 16,000 SF
 x 40%
 mobile Home 24x60' = 1440 each -> (2400 SF Impermeable Allowance) - each - lot
 oh ✓*

[View Map](#)

Owner Information

Primary Owner
Escobar Carmen
 Escobar Leslie Johanna
 As Joint Tenants W/R/O/S
 213 11th Street
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	120.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/15/2021	\$30,000	WD	1313	612	Qualified (Q)	Vacant	THOMPSON	ESCOBAR
N	06/18/2021	\$40,000	WD	1305	114	Qualified (Q)	Vacant	TARANTO	THOMPSON

Valuation

	2021 Certified
Building Value	\$0
Extra Features Value	\$0
Land Value	\$14,220
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$14,220
Assessed Value	\$14,220
Exempt Value	\$0
Taxable Value	\$14,220
Maximum Save Our Homes Portability	\$0

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

TRIM Notice 2021

[2021 TRIM Notice \(PDF\)](#)

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, TRIM Notice 2020, TRIM Notice 2019, Sketches.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

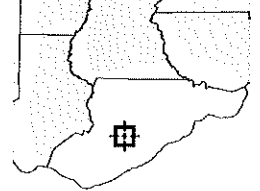


Last Data Upload: 1/3/2022, 10:18:32 AM

Version 2.3.168



Overview



Legend

- Parcels
- Roads
- City Labels

100' x 120'



Parcel ID	01-09S-08W-8330-0240-0040	Alternate ID	08W09S01833002400040	Owner	ESCOBAR CARMEN
Sec/Twp/Rng	1-9S-8W	Class	VACANT	Address	ESCOBAR LESLIE JOHANNA
Property	194 25TH AVE	Acreage	n/a		AS JOINT TENANTS W/R/O/S 213 11TH STREET
Address	APALACHICOLA				APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 240 LOTS 4 THRU 7 INC (Note: Not to be used on legal documents)				

Date created: 1/3/2022
 Last Data Uploaded: 1/3/2022 10:18:32 AM

EPCI
Apalachicola Building Department
MECHANICAL ELECTRICAL PLUMBING

Office Use Only	
PERMIT #: _____ / _____ / _____ - _____	PERMIT FEE: \$ _____

DATE: 12-3-21 FBC# _____

OWNER'S NAME: Carmen Diego EMAIL: _____

ADDRESS: 237 Rex Buzzett St.

CITY, STATE & ZIP CODE: Apalachicola FL PHONE # 850-653-7374

CONTRACTOR'S NAME: _____ EMAIL: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 19425th Avenue Apalachicola FL 32320

PROPOSED USE OF SITE: _____

PROPERTY PARCEL ID # 01-095-08W-8330-0240-0040

LEGAL DESCRIPTION OF PROPERTY: _____

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

PURPOSE OF BUILDING: Single Family Multi-Family Commercial Storage Sign
 Other Addition, Alteration or Renovation to building.

Cost of Construction \$ _____ Total Square Footage _____

Flood Zone _____ Lowest Floor Elevation _____

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

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.

Carmen Diego Juan
Signature of Owner or Agent

Signature of Contractor

Date: 12-3-21

Date: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL,
(cityofapalachicola@gmail.com / 850.653.1522)

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 12-3-21

PERMIT # _____

NAME: Carmen Diego
MAILING ADDRESS: 237 Rex Buzzett St. CITY/STATE/ZIP: Apalachicola FL 32320
PHONE: 850-633-7374

STREET ADDRESS: TBD 25th Ave, Apalachicola, FL 32320
LEGAL DESCRIPTION: _____
PARCEL I.D.#: 01-095-08W-8330-0240-0040

DESCRIBE DEVELOPMENT: _____

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

FLOOD ZONE INFORMATION:

PANEL NO: _____ FIRM ZONE: _____ BEI: _____ GRADE ELEVATION: _____

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

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

FLOOD ZONE DISCLOSURE NOTICE

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

STREET ADDRESS: TBD 25th Ave Apalachicola FL 32320 PARCEL I.D.#: 01-095-08W-8330-0240-0040
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

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

x Carmen Diego Swan
Signature of owner or developer

12-3-21
Date

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

Type of foundation: _____
Pile Support
Concrete block stem wall
Other

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

Inspections:

Foundation meets the requirement for the flood zone designation: _____

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

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

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

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

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

Flood Plain Administrator

Date



25thAve & Bobby Cato – Mobile Homes

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

(NON) HISTORIC DISTRICT ONLY.

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Thomas Juan
Address 237 Rex Buzzett
City _____ State _____ Zip 25th Ave
Phone (____) 653-7374

CONTRACTOR INFORMATION

Contractors Name: TBD
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: Mobile Homes (x2)

PROPERTY INFORMATION:

Street Address: 25th + Bobby Cato City & State _____ Zip _____
 Historic District Non-Historic District Zoning District: R-3
Parcel #: _____ Block(s) 240 Lot(s) 1-3

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
Permitting and Development Coordinator
(850) 658-1522
cityofapalachicola@gmail.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).

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



Parcel Summary

Parcel ID 01-09S-08W-8330-0240-0010
 Location Address 32320
 Brief Tax Description* BL 240 LOTS 1 THRU 3 INC 896/607 1305/114 1306/112
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Brown Creighton T & Hollis C
 400 Bobby Cato Street
 Apalachicola, FL 32320

90 X 100'

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	90.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/28/2021	\$15,000	WD	1306	112	Qualified (Q)	Vacant	TARANTO/TARANTO	BROWN/BROWN
N	04/26/2006	\$100	WD	896	607	Unqualified (U)	Vacant	TARANTO	TARANTO

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$10,665	\$27,000	\$27,000	\$20,250	\$20,250
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$10,665	\$27,000	\$27,000	\$20,250	\$20,250
Assessed Value	\$10,665	\$24,503	\$22,275	\$20,250	\$20,250
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$10,665	\$24,503	\$22,275	\$20,250	\$20,250
Maximum Save Our Homes Portability	\$0	\$2,497	\$4,725	\$0	\$0

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

TRIM Notice 2021

2021 TRIM Notice (PDF)

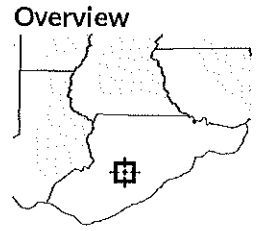
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

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



Legend
 □ Parcels
 Roads
 City Labels

← 100' →
 X
 ~90' ↓

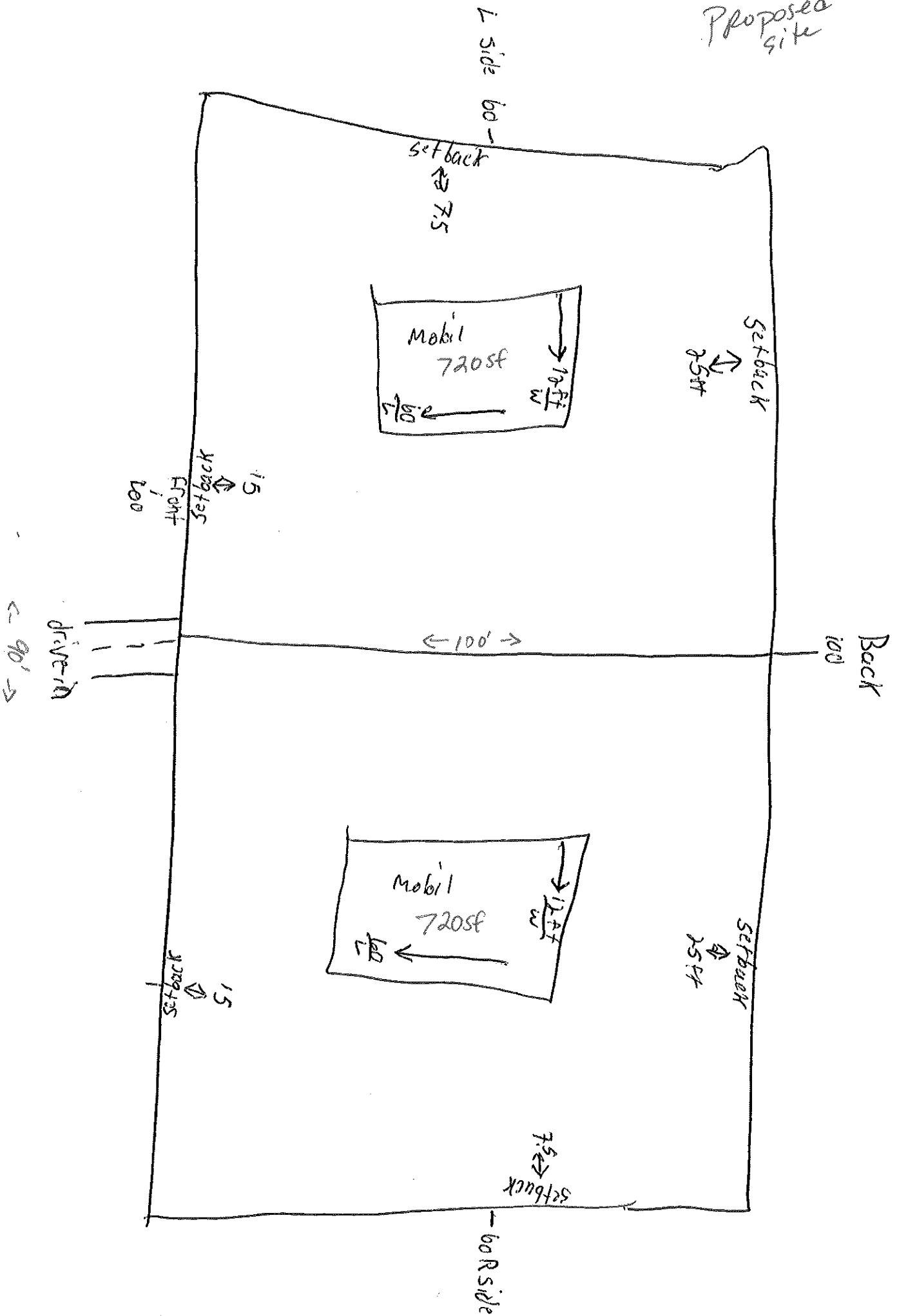
Parcel ID	01-09S-08W-8330-0240-0010	Alternate ID	08W09S01833002400010	Owner Address	BROWN CREIGHTON T & HOLLIS C
Sec/Twp/Rng	1-9S-8W	Class	VACANT		400 BOBBY CATO STREET
Property Address		Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 240 LOTS 1 THRU 3 INC (Note: Not to be used on legal documents)				

Date created: 1/3/2022
 Last Data Uploaded: 1/3/2022 10:18:32 AM

Developed by Schneider
 GEOSPATIAL

*90x100 sf 9000 sf **
 - sufficient for 1 mobile home;
 - insufficient for 2 homes

Proposed site



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

DATE: 12-2-21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Tomás Juan Email: _____

ADDRESS: 237 Rex Buzzett St.

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 850-653-7374

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: TBD 25th Avenue Apalachicola FL 32320

PURPOSE OF PERMIT: _____

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

YES NO

PROPERTY PARCEL ID # 010-095-08W-8330-0240-0010

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc. (applications may be emailed to cityofapalachicola@gmail.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 7.5 FT Rear 2.5 FT L. Side 7.5 FT
R. Side 7.5 FT
Cost of Construction \$ 40,000 Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

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

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

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

Thomas Juan 12-3-21
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: cityofapalachicola@gmail.com or drop off in City drop box)
(make checks payable to EPCI – 192 Coach Wagoner Blvd. Apalachicola, FL 32320)

EPCI
Apalachicola Building Department
MECHANICAL ELECTRICAL PLUMBING

Office Use Only	
PERMIT #: _____	PERMIT FEE: \$ _____

DATE: 12-2-21 FBC # _____

OWNER'S NAME: Tomas Juan EMAIL: _____

ADDRESS: 237 Rex Bezzett St.

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

CONTRACTOR'S NAME: _____ EMAIL: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: TRD 25th Aven. Apalachicola, FL 32320

PROPOSED USE OF SITE: _____

PROPERTY PARCEL ID # 010-095-08W-8330-0240-0010

LEGAL DESCRIPTION OF PROPERTY: _____

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

PURPOSE OF BUILDING: Single Family Multi-Family Commercial Storage Sign
 Other Addition, Alteration or Renovation to building.

Cost of Construction \$ _____ Total Square Footage _____

Flood Zone _____ Lowest Floor Elevation _____

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

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.

Tomas Juan
Signature of Owner or Agent

Signature of Contractor

Date: 12-3-21

Date: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.
(cityofapalachicola@gmail.com / 850.653.1522)

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 12-3-21

PERMIT #: _____

NAME: Tomas Juan

MAILING ADDRESS: 237 Box Rd 220th St, Apalachicola FL

PHONE: 850-653-7374

STREET ADDRESS: TBD 25th Avenue, Apalachicola FL 32320

LEGAL DESCRIPTION: _____

PARCEL I.D.#: 010-095-08W-8330-0240-0010

DESCRIBE DEVELOPMENT: _____

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

FLOOD ZONE INFORMATION:

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

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

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

FLOOD ZONE DISCLOSURE NOTICE

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

STREET ADDRESS: TBD 25th Ave, Apalachicola FL PARCEL I.D.# 010-095-08W-8330-0240-0010
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

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

Tomas Juan
Signature of owner or developer

12-3-21
Date



October 7th, 2021

Tomas Juan
237 Rex Buzzett St.
Apalachicola, FL, 32320


Re: TBD 25th Avenue, Apalachicola, FL 32320

Dear Mr. Juan,

Enclosed please find copies of the executed documents for your purchase of the above referenced property. Thank you for allowing us to assist you with your closing. It was a pleasure working with you.

Please remember that if you refinance or sell this property in the future, you may be eligible for reissue credit toward your closing costs. Feel free to call with any questions.

Sincerely,


Joan Little
Closing Assistant

encl.



249 Prado – New Home, Carport, Shed, Pool

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

~~HISTORIC DISTRICT ONLY~~

NA

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner Mark G. Dorward / Tyfone Farm in
 Address Po Box 1089
 City Apalachicola State FL Zip 32329
 Phone (512) 720-9664

CONTRACTOR INFORMATION

Contractors Name: Clays Construction & Dev. LLC
 State License # CGC 1524166 City License # _____
 Email Address clays-construction@yahoo.com
 Phone (229) 672-1289

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence Fence
- Repair (Extensive) 8x24 storage
- Variance New HOUSE, 24x24 Carport
- Other Pool of blue glass inground 14x28' + pool house 12x18'

PROPERTY INFORMATION:

Street Address: 249 Prado st City & State Apalachicola FL 32320 Zip 32320
 Historic District Non-Historic District Zoning District R-2
 Parcel #: 01-095-08W-8360-00d-0110 Block(s) 1 Lot(s) 11/12
 FEMA Flood Zone/Panel #: 120089 0528F
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
 Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
 Permitting and Development Coordinator
 (850) 658-1522
cityofapalachicola@gmail.com

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

New S/F modular home - 1800 sq ft, Hardie siding, metal roof, front porch - 192 sq ft, back porch - 336 sq ft
 24'x24' open metal carport with a 8'x24' enclosed utility room, pool storage room
 12'x18' hardie siding, metal roof, in ground pool: 14'x28' fiberglass, 8" concrete deck around pool and up to pool room,
 gravel driveway #57 gravel

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding Hardie	James Hardie	Hardie Plank w/ concrete siding	FL 13192.2
Doors Fiberglass	Feld Wen	Smooth Pro DP-50 non impact	FL 13541.1
Windows Vinyl	Silverline	2900 Series non-impact	FL 10948.1
Roofing Metal	MBCI	26 Ga 5V Crimp Galvalume Plus	FL 11903.1
Trim Hardie	James Hardie	Hardie Soft-T & Trim	FL 13265.1
Foundation 5 Tem wall block foundation		3000 mix concrete rebar footer 8" block	
Shutters NA			
Porch/Deck front wood on back concrete deck		PT Lumber 3000 mix concrete	
Fencing wood privacy fence panels		PT Lumber	
Driveways/Sidewalks #57 Gravel			
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.

12-8-21
DATE

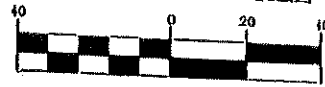
Al. Clay
SIGNATURE OF APPLICANT

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 MARK C. DORWARD,
 CENTENNIAL BANK,
 DONNA DUNCAN, P.A.,
 CHICAGO TITLE INSURANCE COMPANY

Legend

- A. Front porch 8'x24'
- B. Home 30'x60'
- C. Back porch 12'x28'
- D. Fiberglass inground pool 14'x28'
- E. Open metal carport 24'x24'
- F. Utility/Storage room 8'x24'
- G. Pool room 12'x18'
- Concrete pool deck 8' on south, east and west side 12' on north side.

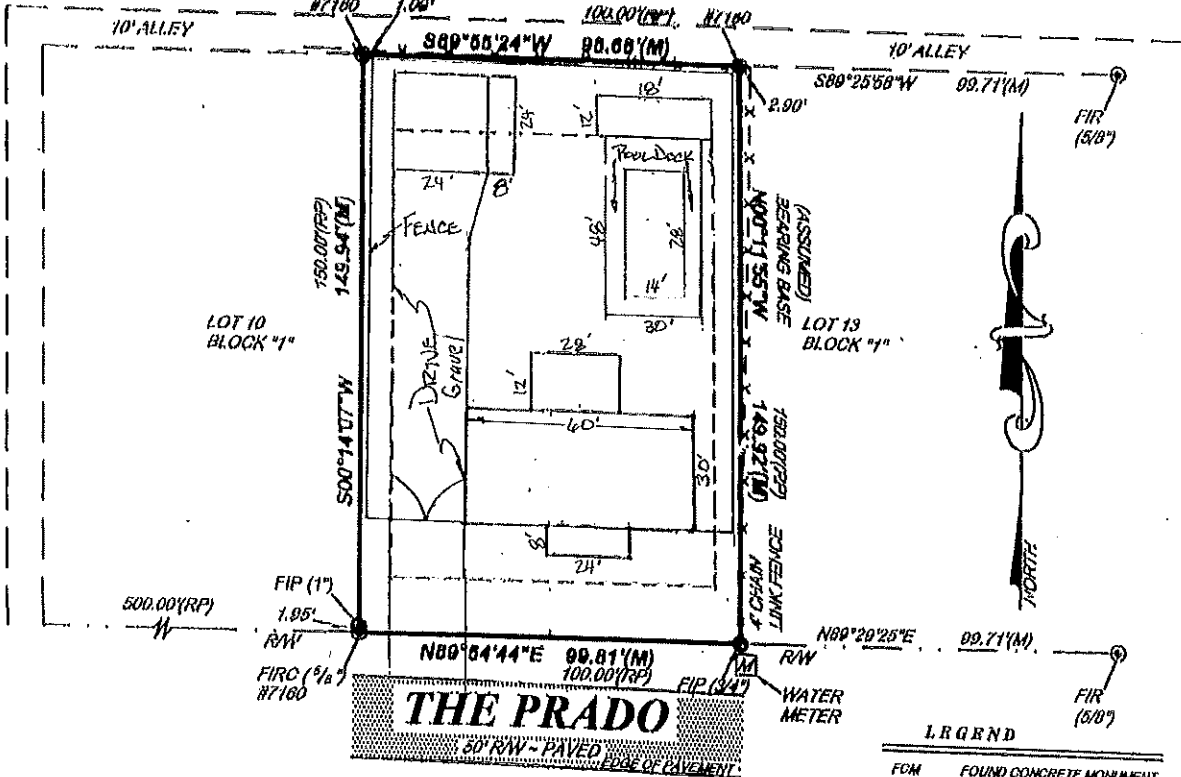
GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

IMPERVIOUS AREA
 4752 sq ft

SETBACKS
 Front: 25'
 Rear: 25'
 Side: 7.5'



LEGEND

- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- POINT NOT SET OR FOUND
- SIRC SET (SIRC) IRON ROD AND CAP #7160
- FIRC FOUND (SIRC) IRON ROD AND CAP
- RP RECORD PLAT
- FND FOUND
- RND ROUND
- CM CONCRETE MONUMENT

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Easterly boundary of subject parcel having an assumed bearing of North 00 degrees 11 minutes 55 seconds West
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependant upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGAL DESCRIPTION:
 Lot 11 and Lot 12, Block "1" of NEEL'S ADDITION, a subdivision as per map or plat thereof recorded in Plat Book S, Page 302 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 practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 6J-17.031/.032).

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.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0528F. Index date: February 6, 2014, Franklin County, Florida.

JAMES I. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No: 4281

TR & A
 Thurman Roddenberry & Associates, Inc.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 116 • 123 KENLON STREET • KOPPELPP, FLORIDA 32355
 PHONE NUMBER: 1-904-333-3333 FAX NUMBER: 1-904-333-3333

DATE: 02/02/21	DRAWN BY: MMD	PLAT: D90 PG 10	COUNTY: Franklin
FILE: 17109.DWG	DATE OF LAST FIELD WORK: 02/02/21	JOB NUMBER: 17-102	

qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID 01-09S-08W-8360-0001-0110
 Location Address 249 PRADO ST
 Brief Tax Description* BL 1 LOTS 11 12 NEELS ADDITION OR 462/216 OR/507/139 1193/183 1292/29
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Dorward Mark C &
 Fannin Tyrone L
 PO Box 1089
 Apalachicola, FL 32320

*Lot 100x160 = 16,000 SF
 x 40%
 (6400 SF impervious Allowance)*

*New Home - 60x30 = 1800 SF
 porch 8x24 = 192
 porch 12x28 = 336
 carport - 24x24 = 576
 storage = 8x24 = 192
 pool - 30x48 = 1440
 pool house - 12x18 = 216
 4752 SF (Proposed impervious)*

OK ✓

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	100.00	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	02/25/2021	\$55,000	WD	1292	29	Qualified (Q)	Vacant	EARLY AS TRUSTEE	DORWARD/FANNIN
N	05/22/2017	\$42,500	WD	1193	183	Qualified (Q)	Vacant	WAGONER	EARLY AS TRUSTEE
N	07/21/1994	\$20,000	WD	462	216	Unqualified (U)	Vacant	TARANTO ANTHONY & WIFE	WAGONER WILLIAM & WIFE
N	01/01/1973	\$1,400	WD	116	50	Qualified (Q)	Vacant		

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$36,000	\$36,000	\$36,000	\$36,000	\$45,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$36,000	\$36,000	\$36,000	\$36,000	\$45,000
Assessed Value	\$36,000	\$36,000	\$34,299	\$31,181	\$28,346
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$36,000	\$36,000	\$34,299	\$31,181	\$28,346
Maximum Save Our Homes Portability	\$0	\$0	\$1,701	\$4,819	\$16,654

"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 2021

2021 TRIM Notice (PDF)

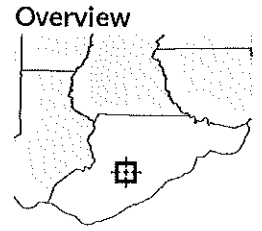
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

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

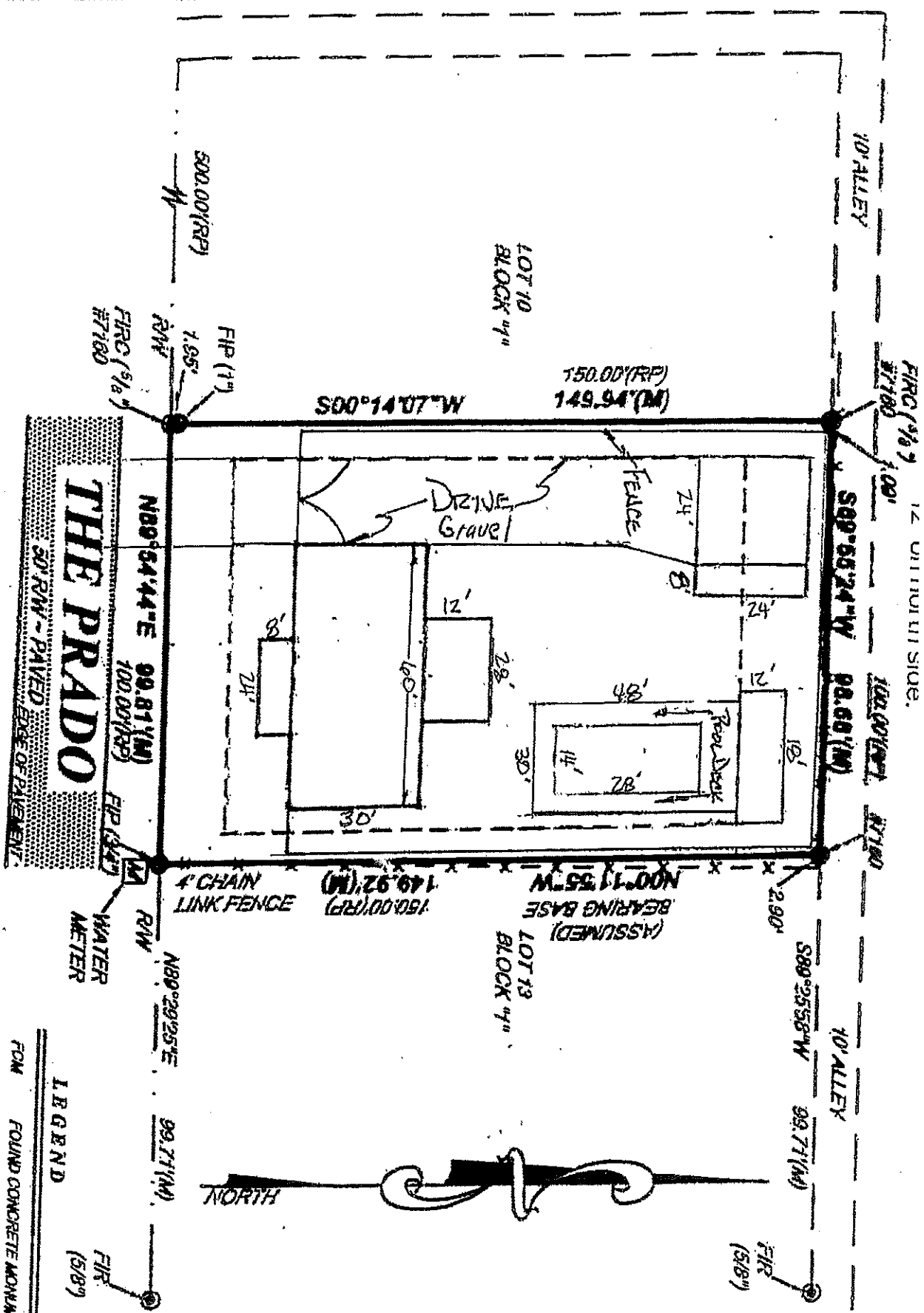


Legend
 □ Parcels
 Roads
 City Labels

n 100x160 lot

Parcel ID	01-09S-08W-8360-0001-0110	Alternate ID	08W09S01836000010110	Owner Address	DORWARD MARK C & FANNIN TYRONEL PO BOX 1089 APALACHICOLA, FL 32320
Sec/Twp/Rng	1-9S-8W	Class	VACANT		
Property Address	249 PRADO ST	Acreage	n/a		
District	3				
Brief Tax Description	BL 1 LOTS 11 12 (Note: Not to be used on legal documents)				

Date created: 1/3/2022
 Last Data Uploaded: 1/3/2022 10:18:32 AM



- NOTES:
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Easier boundary of subject parcel having an assumed bearing.

LEGEND

FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
△	POINT NOT SET OR FOUND
SIRC	SET (SIR) IRON ROD AND CAP
FIRC	FOUND (FIR) IRON ROD AND CAP
RP	RECORD PLAT
RND	ROUND
	ROUND



Design Link:

[https://
carportview.georgiasouthernste
elbuildings.com/
#d26d9d0fddd080ff8bcb2883
529f243](https://carportview.georgiasouthernsteelbuildings.com/#d26d9d0fddd080ff8bcb2883529f243)

E-24x24

Building Images



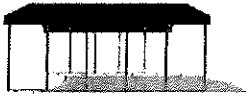
Perspective View



Front



Left Side



Right Side



Back

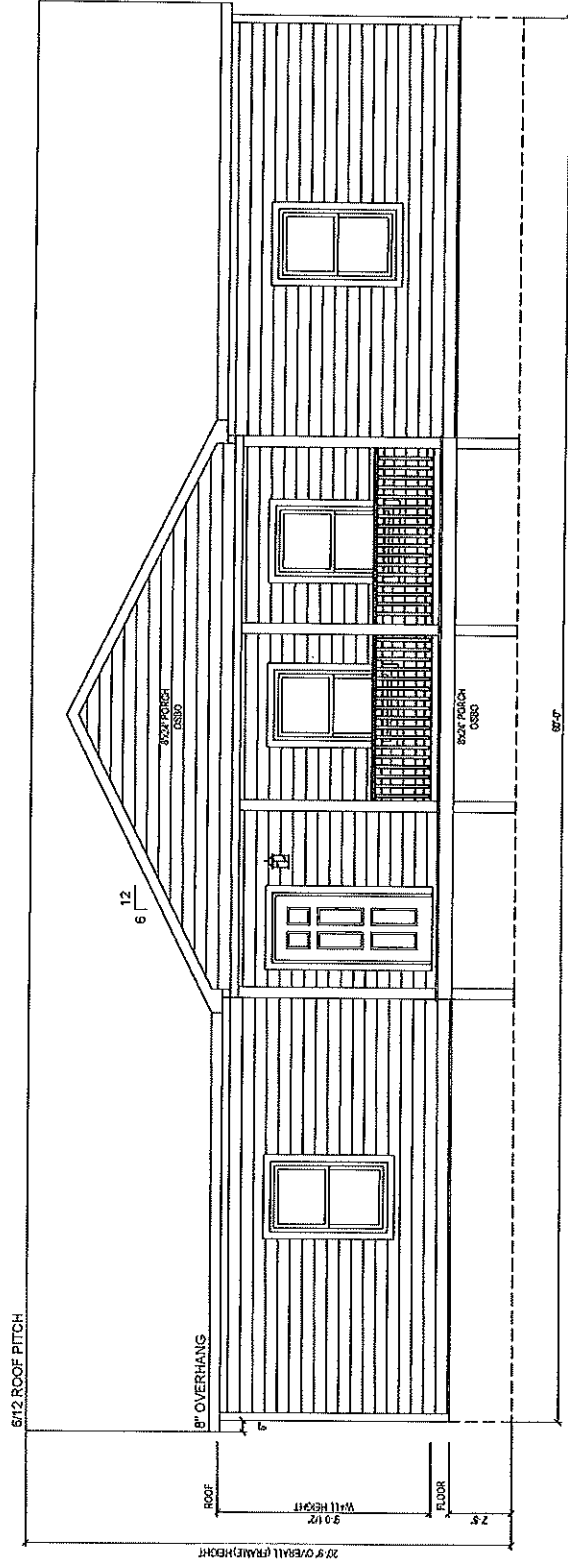
JOB NUMBER:
MFT164 /
ABS - 2376



REVISIONS:	TITLE:	ELEVATION:

DATE: 11/24/21
DRAWN: RWC

SHEET
BL-ELEV



BLACK LINES ARE FOR THE DESIGN AND
PRICING PROCESS ONLY AND NOT TO BE USED
FOR CONSTRUCTION OR PERMITTING MATTERS.

APRIL 2020
DESIGNS, PLANS AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, STORED, RETRIEVED, TRANSMITTED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AFFINITY BUILDING SYSTEMS, LLC.

JOB NUMBER:
MFTB164 /
ABS - 2376



REVISIONS:

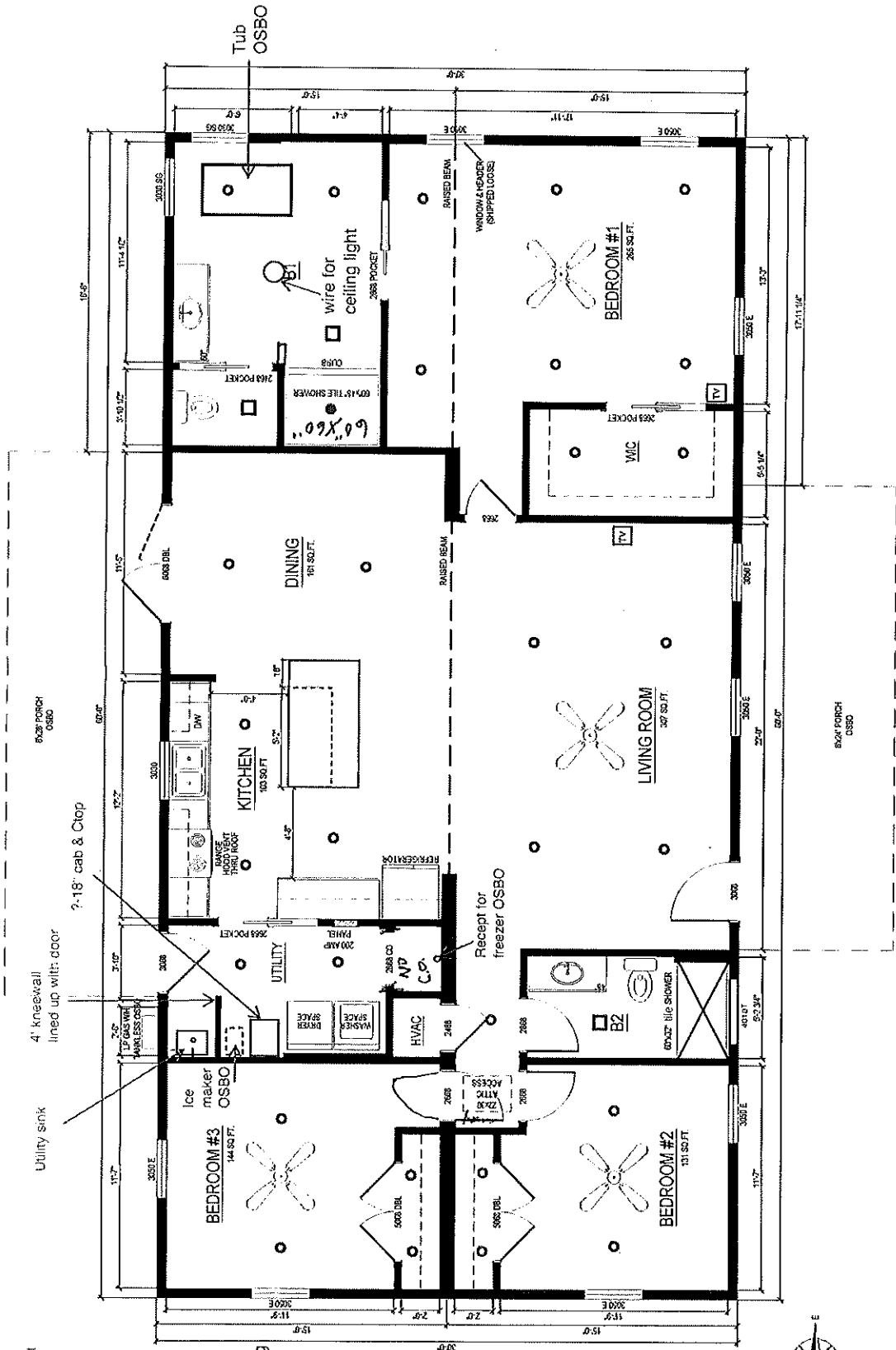
TITLE:

FLOOR PLAN

DATE: 11/24/21
DRAWN: RWC

SHEET
BL-1

- Fan Light
- Recessed Can Light
- Water Proof Can Light
- TV/Data Jack

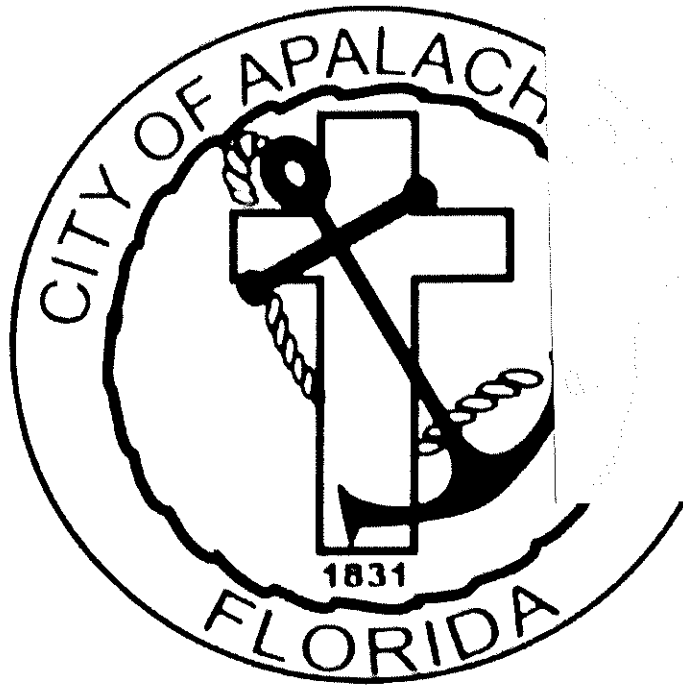


1ST FLOOR PLAN
- TOTAL SQ.FT.
- SQ.FT. (CONDITIONED)

BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

© 2021 AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

Lead cut sheets for:
Tub (Are we putting
kneewall?)
Ice maker



8
Fence

114 & 116 10th St – Privacy Fence

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner White Sands Investment Partners
Address 51 Market St.
City Apalachicola State FL Zip 32320
Phone (850) 210-9257

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: _____

PROPERTY INFORMATION:

Street Address: 114 & 116 10th St. City & State Apalachicola, FL Zip 32320

Historic District [] Non-Historic District Zoning District _____

Parcel #: 01-09S-08W-8330-0075-0040 Block(s) 75 Lot(s) 4

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Tammy Owens
Permitting and Development Coordinator
(850) 658-1522
cityofapalachicola@gmail.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).

Proposed project includes new fencing around each backyard of the two homes on the singular parcel. Six-foot privacy fence will be made from pre-fabricated, pressure-treated dog-eared wooden fencing.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	Taylor's Building Supply	6ft pressure-treated dog-eared wooden 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.
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10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

12/29/21
DATE


SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-09S-08W-8330-0075-0040
 Location Address 32320
 Brief Tax Description* BL 75 LOT 4 OR 140/330 OR/154/513 OR/167/345 ORB 210 PAGE 375 OR 524/218 746/739 1225/495 1261/76
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
White Sands Invest Partner,LLC
 433 Cape San Blas Rd
 Port St.Joe, FL 32456

Land Information

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

Residential Buildings

Building 1
 Type CITY OF AP
 Total Area 750
 Heated Area 612
 Exterior Walls MINIMUM
 Roof Cover MINIMUM
 Interior Walls MINIMUM
 Frame Type N/A
 Floor Cover NONE
 Heat NONE
 Air Conditioning NONE
 Bathrooms 0.5
 Bedrooms 0
 Stories 1
 Effective Year Built 1910

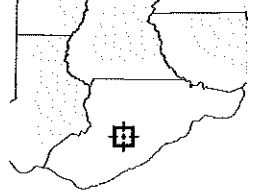
Building 2
 Type CITY OF AP
 Total Area 750
 Heated Area 612
 Exterior Walls MINIMUM
 Roof Cover MINIMUM
 Interior Walls MINIMUM
 Frame Type WOOD FRAME
 Floor Cover NONE
 Heat CONVECTION
 Air Conditioning WINDOW
 Bathrooms 0.5
 Bedrooms 0
 Stories 1
 Effective Year Built 1956

Extra Features




Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0080	DECK	1	0x0x0	120	UT	2000
0300	STEPS	1	0x0x0	20	UT	1992
0300	STEPS	1	0x0x0	12	UT	1992
0320	CONCRETE	1	0x0x0	64	UT	1992
0300	STEPS	1	0x0x0	20	UT	1992



Overview



Legend

-  Parcels
-  Roads
-  City Labels

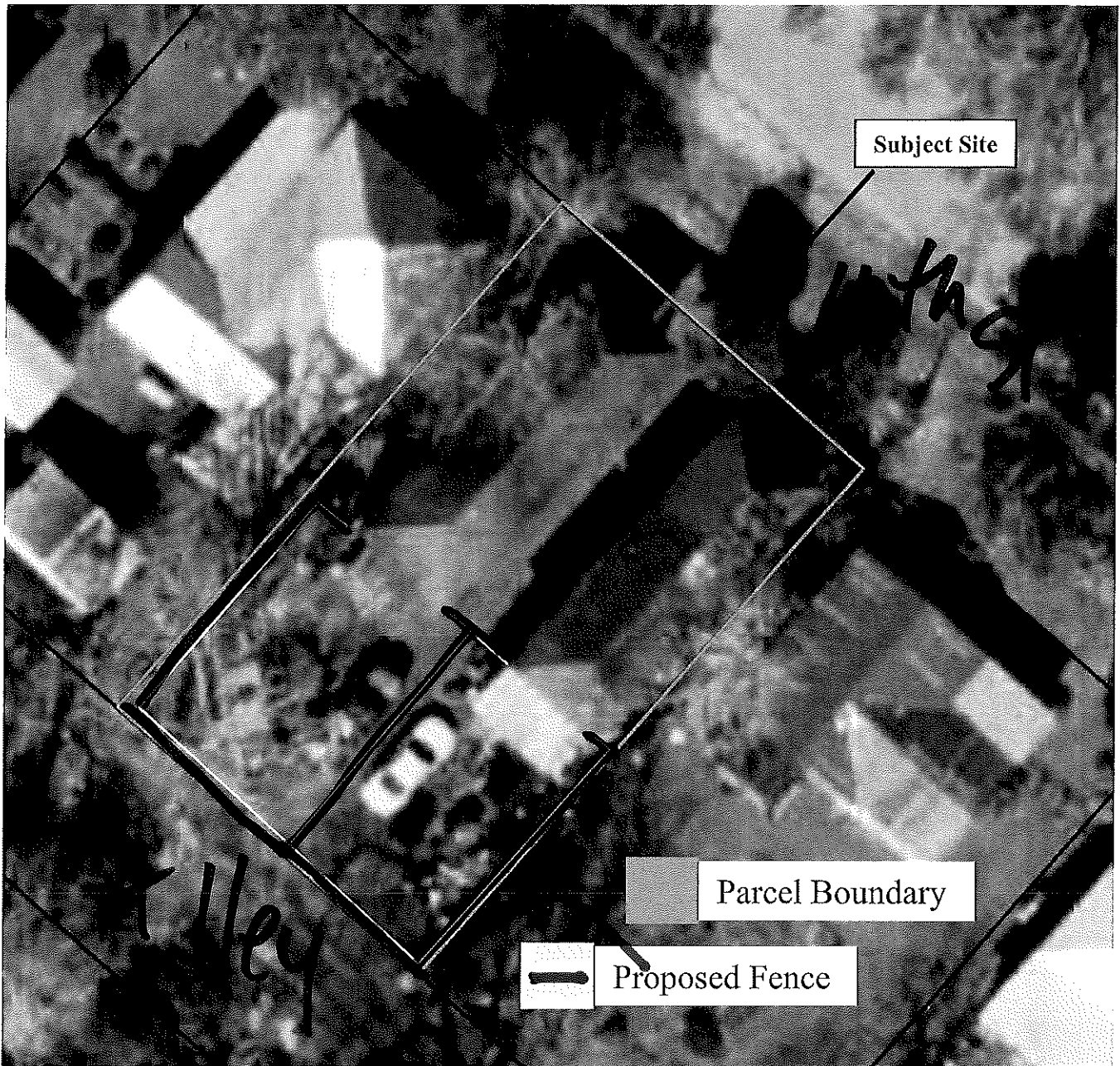
Parcel ID	01-09S-08W-8330-0075-0040	Alternate ID	08W09S01833000750040	Owner Address	WHITE SANDS INVEST PARTNER,L.L.C
Sec/Twp/Rng	1-9S-8W	Class	SINGLEFAM		433 CAPE SAN BLAS RD
Property Address		Acreage	n/a		PORT ST.JOE, FL 32456
District	3				
Brief Tax Description	BL 75 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 1/3/2022
Last Data Uploaded: 1/3/2022 10:18:32 AM

Developed by  **Schneider**
GEO SPATIAL



114 & 116 10th St. Fence Plan



Site Location Figure

114 & 116 10th Street
Apalachicola, Franklin County, FL

Figure 1

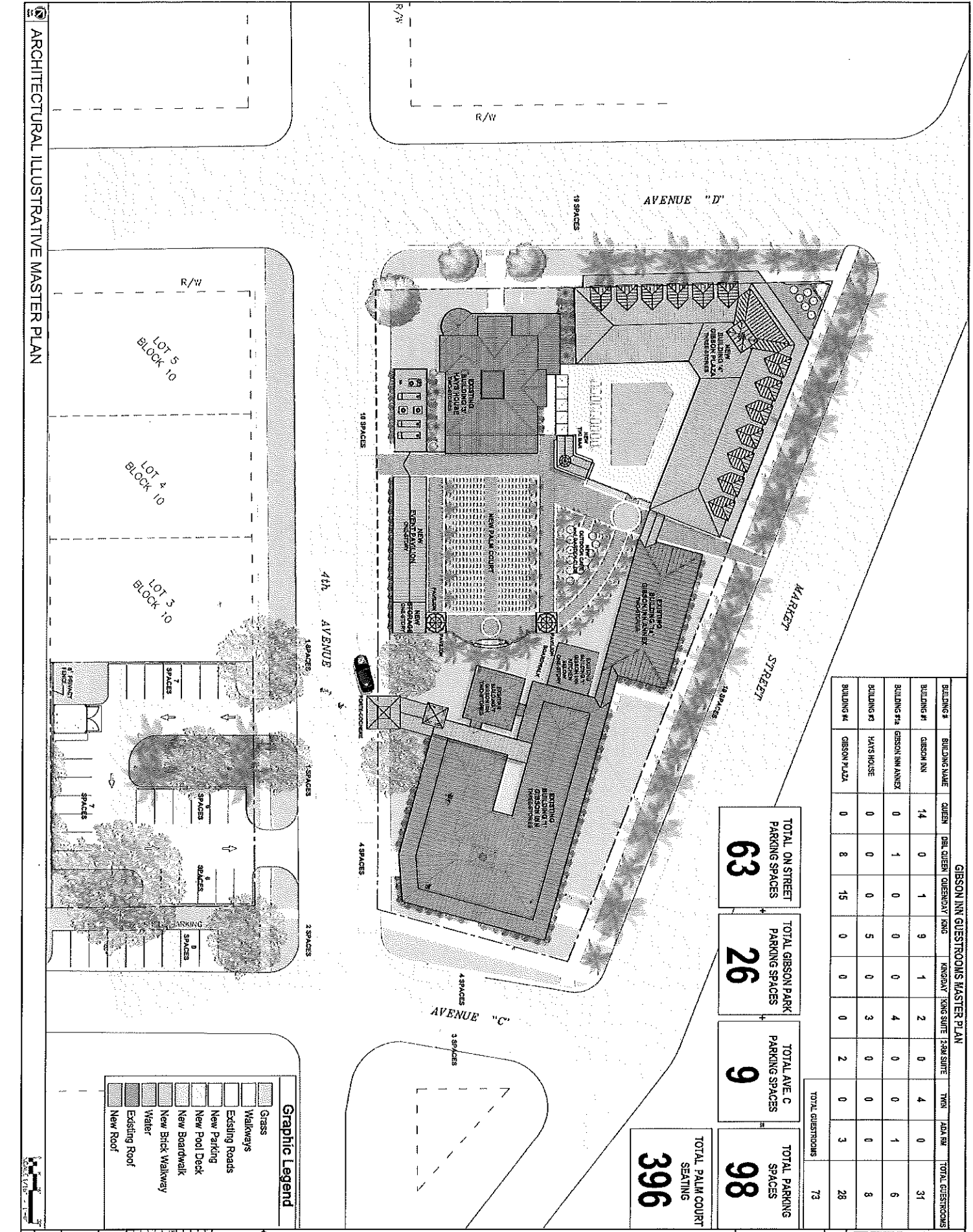
Source: Franklin County Property Appraiser
Scale: 1" = 25'
Date: December 2021

WHITE SANDS INVESTMENT PARTNERS



51 Ave C – Gibson Inn Expansion

ARCHITECTURAL ILLUSTRATIVE MASTER PLAN



GIBSON INN GUESTROOMS MASTER PLAN

BUILDING #	BUILDING NAME	QUEEN	DEL. QUEEN	QUEEN/DAY KING	KINGDAY	KING SUITE	2-9AM SUITE	TWIN	ADA RW	TOTAL GUESTROOMS
BUILDING #1	GIBSON INN	14	0	1	9	1	2	0	4	0
BUILDING #2	GIBSON INN ANNEX	0	1	0	0	0	4	0	0	1
BUILDING #3	HAYS HOUSE	0	0	0	5	0	3	0	0	8
BUILDING #4	GIBSON PLAZA	0	8	15	0	0	0	2	0	3
TOTAL GUESTROOMS										73

TOTAL ON STREET PARKING SPACES **63**

TOTAL GIBSON PARK PARKING SPACES **26**

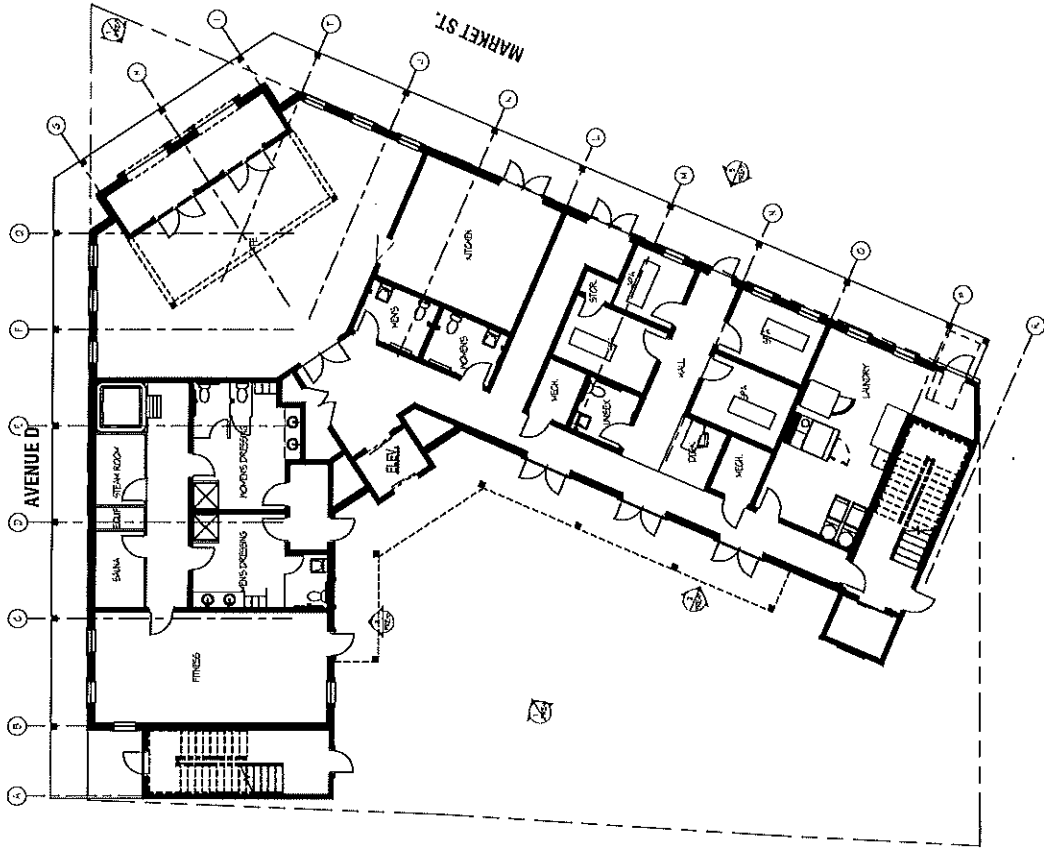
TOTAL AVE C PARKING SPACES **9**

TOTAL GIBSON PARKING SPACES **98**

TOTAL PALM COURT SEATING **396**

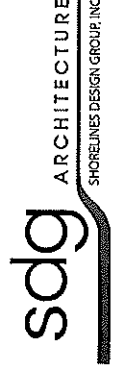
Graphic Legend

- Grass
- Walkways
- Existing Roads
- New Parking
- New Pool Deck
- New Boardwalk
- New Brick Walkway
- Water
- Existing Roof
- New Roof



AREA TABULATIONS

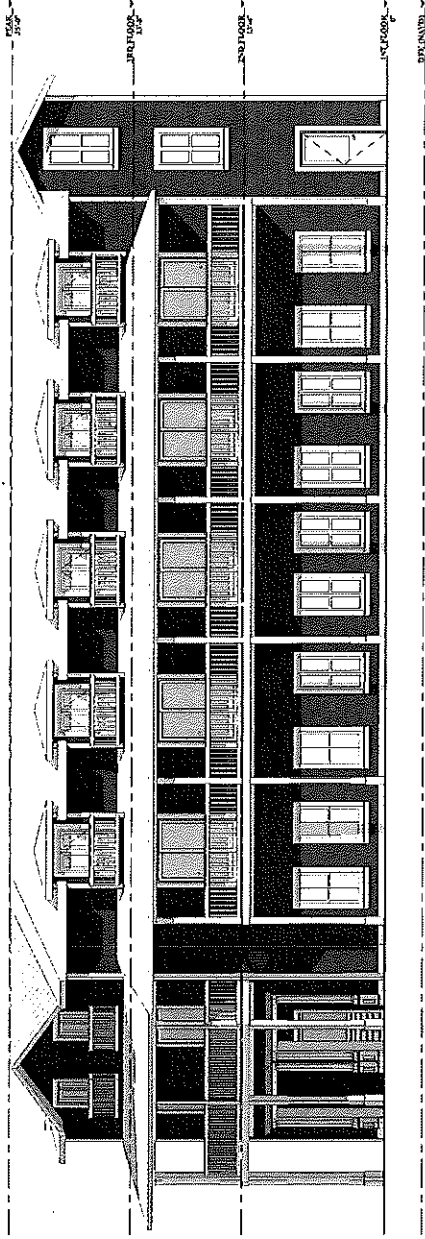
1ST FLOOR	6,247 S.F.
2ND FLOOR	6,054 S.F.
3RD FLOOR	5,889 S.F.
TOTAL	18,190 S.F.



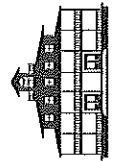
PRELIMINARY PLANNING FOR:
THE GIBSON INN EXPANSION
 MARKET ST. - APALACHICOLA, FLORIDA

DATE: 10.19.2021





AVENUE D FACADE
3/8" = 1'-0"

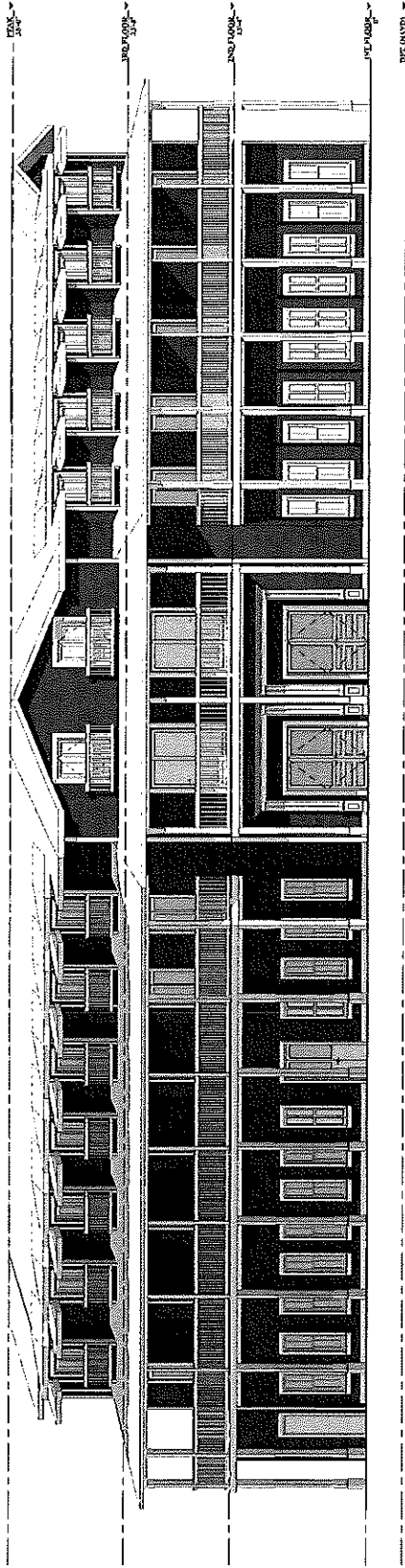


THE GIBSON INN

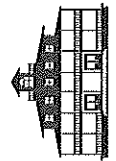
PRELIMINARY PLANNING FOR:
THE GIBSON INN EXPANSION
MARKET ST. - APALACHICOLA, FLORIDA

DATE: 12.22.2021

sdg ARCHITECTURE
SHORELINES DESIGN GROUP, INC.



ENTRY FACADE
3/8" = 1'-0"

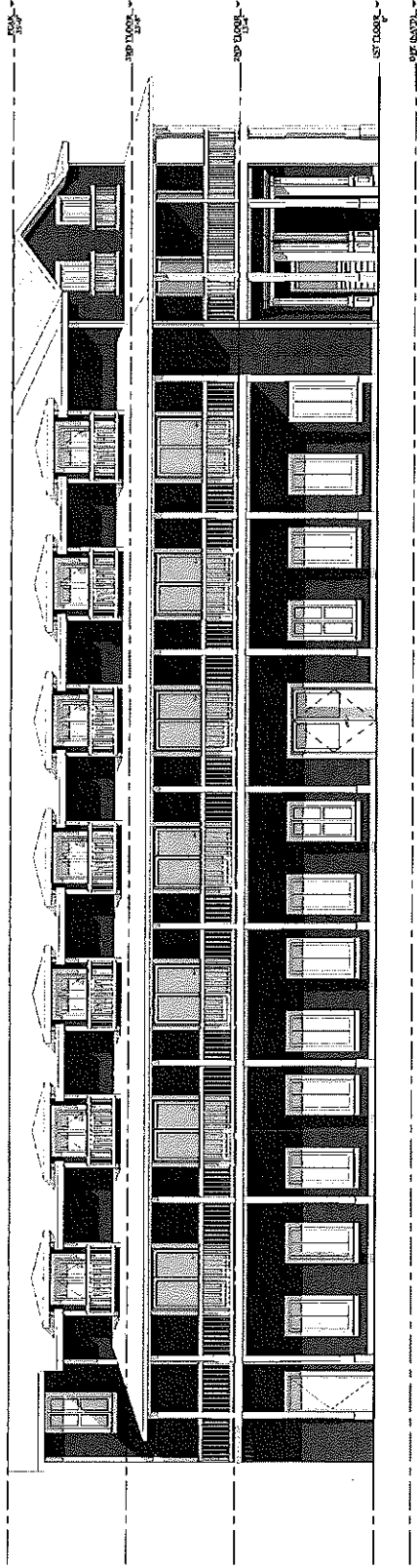


THE GIBSON INN

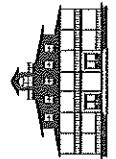
PRELIMINARY PLANNING FOR:
THE GIBSON INN EXPANSION
MARKET ST. - APALACHICOLA, FLORIDA

DATE: 12.22.2021

sdg ARCHITECTURE
SHORELINES DESIGN GROUP, INC.

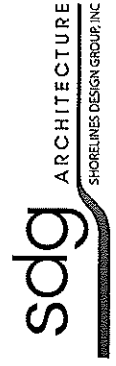


MARKET STREET FACADE
3/8" = 1'-0"



THE GIBSON INN

PRELIMINARY PLANNING FOR:
THE GIBSON INN EXPANSION
 MARKET ST. - A PALACHICOLA, FLORIDA
 DATE: 12.22.2021



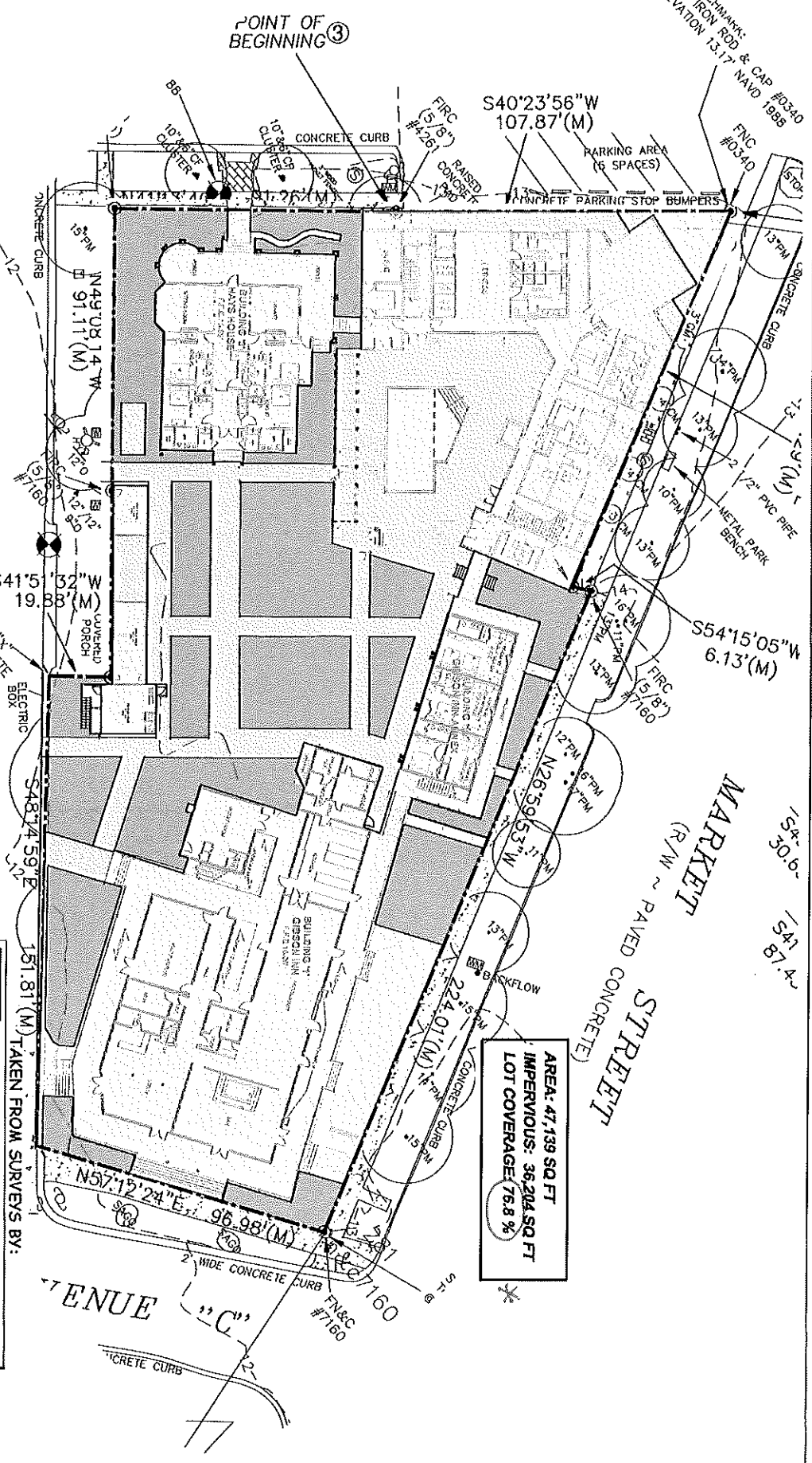
Pt 2 May 10, 2021 (p.1 of 15)

MASTER PLAN SET

SCALES: NOT TO SCALE OR AS SHOWN

DATE: MAY 2021

MASTER PLAN PROPOSAL / IMPERVIOUS SURFACES
SCALE: NTS



TR & A		THURMAN RODDENBERRY & ASSOCIATES, INC.	
DATE: 08/27/16		PROFESSIONAL SURVEYORS AND MAPPERS	
FILE: BRZ160		P.L. NO. 707 - 5th SEVENSON STREET - SUITE 200, FARMERS BRANCH, GA 30204	
DATE OF LAST FIELD WORK: 08/27/16		PROJECT NUMBER: BRZ160-01	
DRAWN BY: BR		COUNTY: FRANKLIN	
JOB NUMBER: BR-122			

Architectural
Firm
TR & A
Associates
Architects

REGISTERED
Professional Engineer
No. 11111
State of Georgia

A2.1

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, May 10th, 2021
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm. Al Ingle, Richard Dagenhart, Jim Bachrach, Elizabeth Milliken, Bobby Miller; Dan Hartman, Gena Johnson, Tammy Owens.

- 1. Approval of April 12th, 2021 regular meeting minutes.

Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. Motion Carries.

- 2. Review, Discussion and Decision for Master Plan Impervious Calculation. **(Historic District) (C-1) @ 51 Ave. C,** For Steven Etchen-Owner; Contractor: TBD

Motion to approve Pavers and Conceptual Idea of Complete Gibson Inn Property Project by Jim Bachrach; 2nd by Richard Dagenhart. Motion Carries.

- 3. Review Discussion and Decision for Fence. **(Historic District) (R-1) @ 148 5th St.** Block 63. For Gayle Doherty-Owner; Contractor: Self

Motion to approve by Richard Dagenhart; 2nd by Jim Bachrach. Motion Carries.

- 4. Review, Discussion and Decision for Commercial Sign. **(C-3) @ 230 Hwy. 98,** Block 4, Lots 4-7. For Carquest-Owner; Contractor: Munn Enterprises.

Motion to Deny by Richard Dagenhart; 2nd by Jim Bachrach. Motion Carries.

- 5. Review Discussion and Decision for Driveway & Carport. **(R-2) @ 259 Fred Meyer St.** Block 246, Lots 16-20. For Ralph Varnes Jr.-Owner; Contractor: TBD

Motion to Table by Jim Bachrach; 2nd by Elizabeth Milliken. Motion Carries. No Rep.

- 6. Review, Discussion and Decision for Fence & Shed. **(Historic District) (R-1) @ 240 10th St.** Block 155, Lot 5. For Sandra Speir-Owner; Contractor: Self.

Motion to approve by Richard Dagenhart; 2nd by Bobby Miller. Motion Carries.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, May 10th, 2021
Community Center/ City Hall -1 Bay Avenue
Agenda

7. Review, Discussion and Decision for RV Slab. **(R-3) @ 299 24th Ave.** Block 228, Lots 21 & 22. For Cynthia Yeager -Owner; Contractor: Yeager Construction Co.
Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. Motion Carries.

8. Review, Discussion and Decision for Move House, add Privacy Fence & Parking Pad. **(Historic District) (R-1,O/R) @ 75 14th St. Block 86, Lots 7 & 8.** For John Hallman-Owner; Contractor: Ducky Johnson.
Motion to approve by Bobby Miller; 2nd by Richard Dagenhart. Motion Carries.

9. Review, Discussion and Decision for New Residence. **(R-2) @ 148 13th St.** Block 90, 1/2 Lot 2 NW & 1/2 Lot 3 SE. For Erwin & Becknell -Owners; Contractor: 1st Choice Builders.
Motion to approve by Jim Bachrach; 2nd by Bobby Miller. Motion Carries.

10. Review, Discussion and Decision for New Residence & Remove Trees. **(Historic District) (R-1) @ 64 15th St.** Block 98, Lot 1. For Patti McCartney; Contractor: Ulrich Constr.
Motion to approve by Jim Bachrach; 2nd by Richard Dagenhart. Motion Carries.

11. Review, Discussion and Decision for New Residence. **(Historic District) (R-1) @ 120 7th St.** Block 60, Lot 5. For Townsend & Jumonville-Owner; Contractor-Erin Rodriguez Constr.
Richard Dagenhart recused self.
Motion to approve contingent building moved into conformity by Jim Bachrach; 2nd by Bobby Miller. Motion Carries.

Other/New Business:

P&Z Board requests Workshop to propose revisions to the existing sign regulations.

Motion to Adjourn by Jim Bachrach; 2nd by Bobby Miller. *Al Ingle* Al Ingle, Chairman

②

51 AVE. C

% Impervious Calc.

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC DISTRICT ONLY

Official Use Only
 Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Steven Etchen</u> Address <u>433 Cape San Blas Road</u> City <u>Port St. Joe</u> State <u>FL</u> Zip <u>32456</u> Phone <u>(850) 312-8330</u>	Contractors Name <u>No contractor chosen yet</u> State License # _____ City License # _____ Email Address _____ Phone <u>()</u>

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

*Reason for Denial: _____

PROJECT TYPE

<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other: <u>The construction of a new hotel and consolidation of all lots bounded by Market St., Ave's C & D, and 4th St.</u>
---	---

PROPERTY INFORMATION:

Street Address: 51 Ave "C" (the Gibson) City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District C-1

Parcel #: All parcels on Block 1 Block(s) Block 1 Lot(s) Lots 1-8

FEMA Flood Zone/Panel #: X 0.2%
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: Front: _____ Rear: _____ Side: _____ Lot Coverage: _____ Water Available: _____ Sewer Available: _____ Taps Paid: _____	This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board
--	---

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

Tammy Owens
 Permitting and Development Coordinator
 (850) 658-1622
cityofapalachicola@gmail.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).

This is for the construction of a new 24 room SPA hotel to be related to the existing "Gibson Inn". All properties on Block 1 will be related to the original "Gibson" and are part of that identity. The design is inspired by historical concepts but maintains a contemporary aspect. Height limits will be respected.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Sliding			
Doors	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NOTE: ALL FINISHES TO REMAIN THE SAME</p> </div>		
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Penning			
Driveways/Sidewalks			
Other			

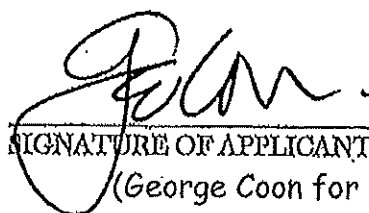
CERTIFICATION

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:

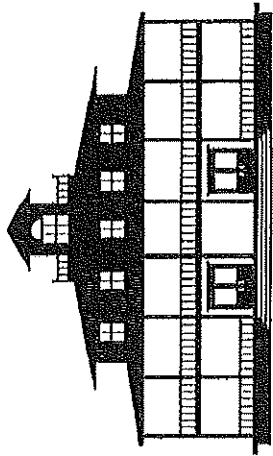
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development 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.
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APRIL 23, 2021

DATE

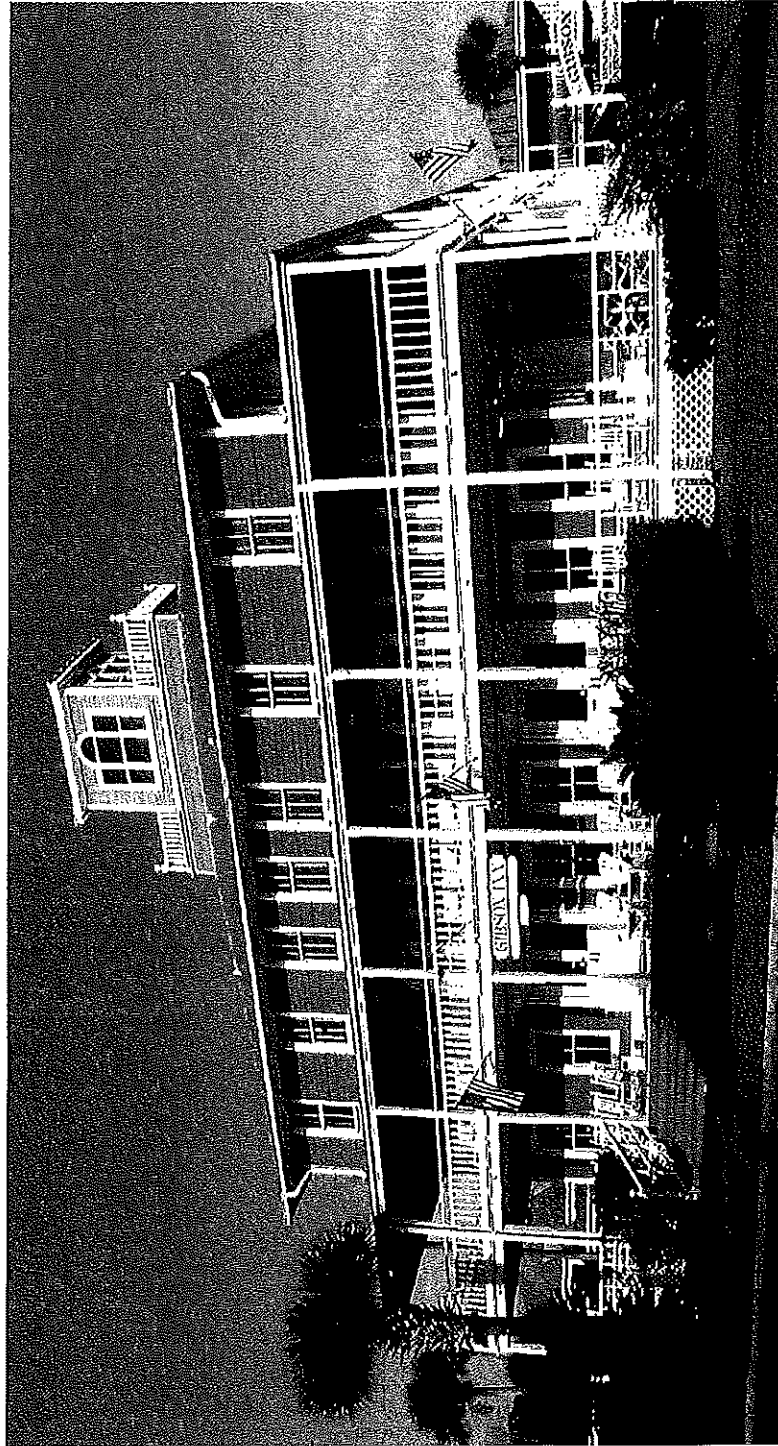


SIGNATURE OF APPLICANT
(George Coon for Steven Etchen)

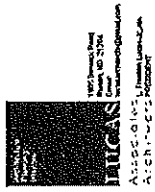


THE GIBSON INN

APALACHICOLA EST. 1907 FLORIDA



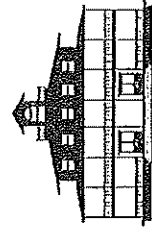
MASTERPLAN & SURVEY SET



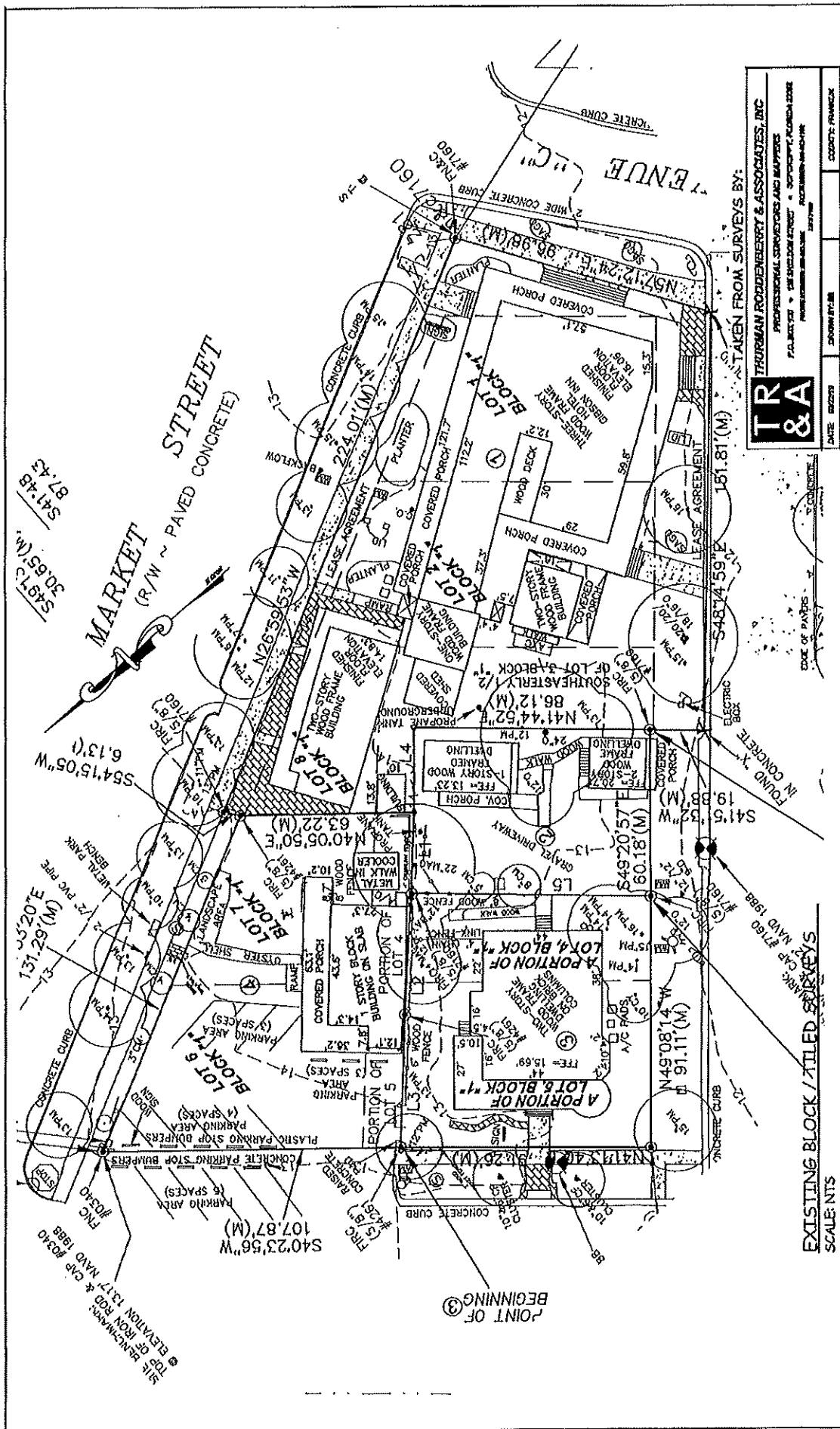
1907 Inn
 252 6th St
 Apalachicola, FL 32320
 (850) 227-6898

EMO DESIGN BUILD
 413 N. Saints Street
 Tallahassee, Florida 32301
 (850) 222-3000
www.emocompanies.com

MASTERPLAN
 and
 SURVEY SET
 61 AVENUE C
 APALACHICOLA, FLORIDA 32320



THE GIBSON INN
 APALACHICOLA EST. 1907 FLORIDA



T&A

TRUBMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 28 • 28 SHILOH STREET • SHILOH, PENNSYLVANIA 15206
PHONE: 412-261-1111 FAX: 412-261-1112
WWW.TRUBMANRODDENBERRY.COM

DATE: 05/20/21 DRAWN BY: [] CHECKED BY: []

LUCAS

Architecture
Planning
Interior

ASSOCIATES
ARCHITECTS

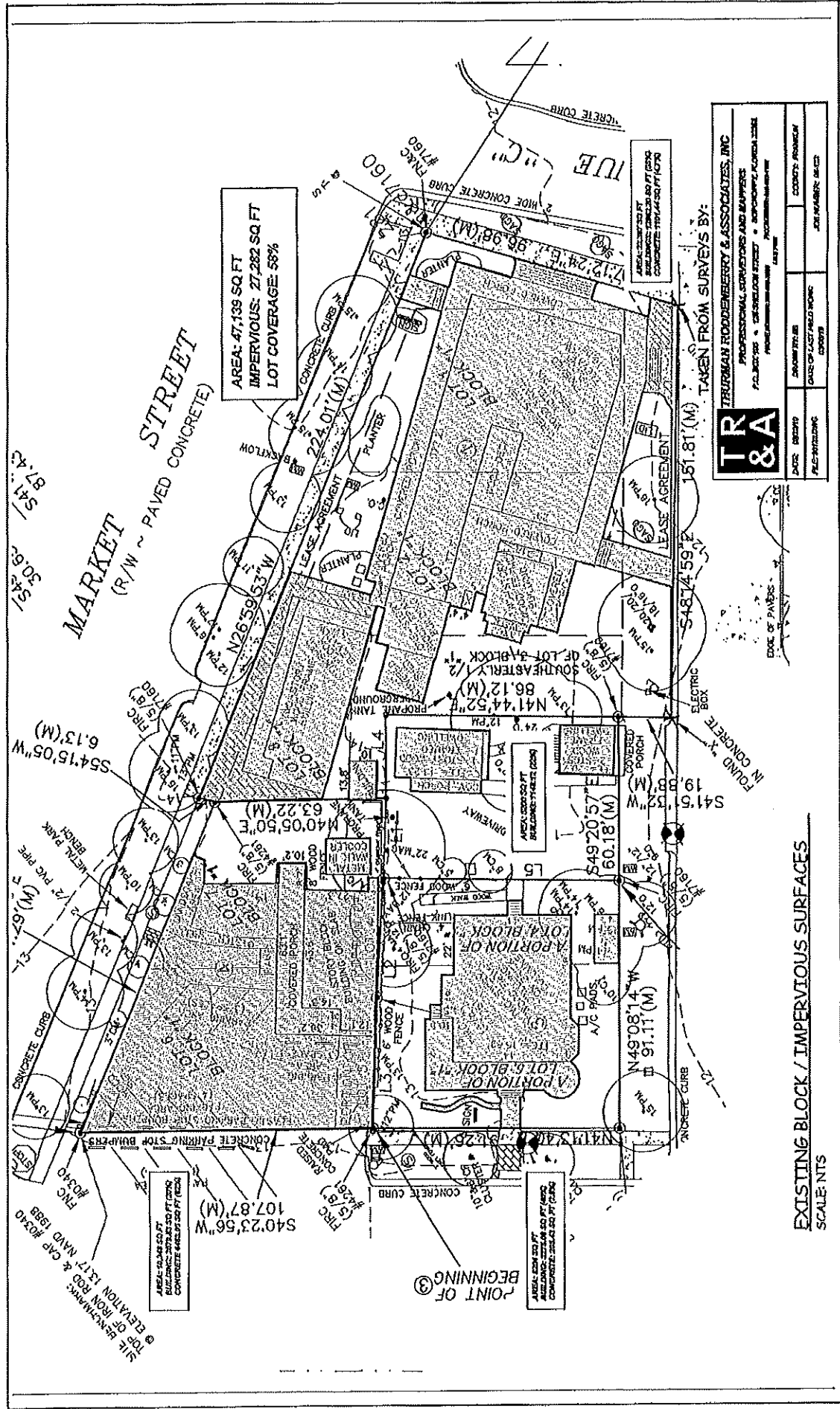
CONTACT: 412-341-1111
WWW.LUCASARCHITECTS.COM

S1.1

MASTER PLAN SET

DATE: MAY 2021

SCALE: NOT TO SCALE OR AS SHOWN



MASTER PLAN SET
 SCALES: NOT TO SCALE OR AS SHOWN

A1.0

DATE: MAY 2021

LUCAS ASSOCIATES ARCHITECTS

TR & A
 TRUTMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS AND ARCHITECTS
 REGISTERED IN CALIFORNIA STATE OF CALIFORNIA

DATE	PROJECT	CONTRACT NO.	CONTRACT NAME
DATE OF LAST FIELD WORK	CONTRACT	CONTRACT NO.	CONTRACT NAME

EDGE OF PAVED SIDEWALK

IN CONCRETE FOUND X 19.0' B 13.2' (M)

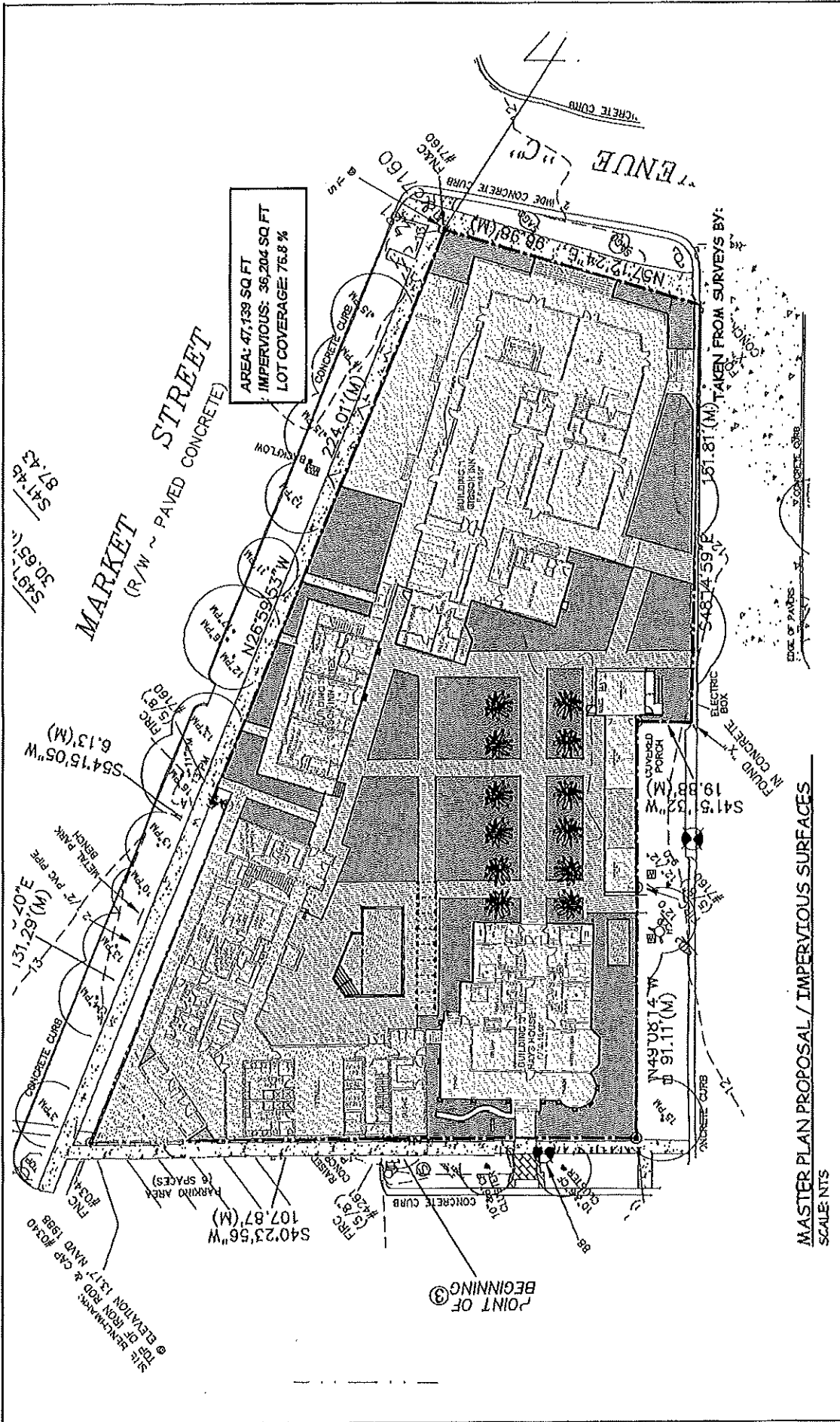
AREA: 47,139 SQ. FT. IMPERVIOUS: 27,282 SQ. FT. LOT COVERAGE: 58%

AREA: 428 SQ. FT. ALL CONCRETE 200 FT. WIDE CONCRETE TRAIL 350 FT. (100%)

AREA: 428 SQ. FT. ALL CONCRETE 200 FT. WIDE CONCRETE TRAIL 350 FT. (100%)

POINT OF BEGINNING

TAKEN FROM SURVEYS BY:



AREA: 47,139 SQ FT
 IMPERVIOUS: 36,204 SQ FT
 LOT COVERAGE: 76.8 %

MARKET STREET
 (R/W ~ PAVED CONCRETE)

MASTER PLAN PROPOSAL / IMPERVIOUS SURFACES
 SCALE: NTS

MASTER PLAN SET

SCALE: NOT TO SCALE OR AS SHOWN

DATE: MAY 2021



 LUCAS ASSOCIATES ARCHITECTS
 10000 N. 100th Ave., Suite 1000, Greenwood Village, CO 80111
 (303) 751-1000
 www.lucasarchitects.com

A1.1

DEMO
DESIGN BUILD
 1100 West 11th Street
 Fort Lauderdale, FL 33304
 Tel: (954) 561-2200
 Fax: (954) 561-2201
 www.demobuild.com

MASTER PLAN SET
 51 AVENUE C,
 APALACHICOLA, FLORIDA 32320

THE GIBSON
 51 AVENUE C, APALACHICOLA, FLORIDA 32320

REGULATORY
 2016

LIBRARY
 MASTER PLAN
 SHEET

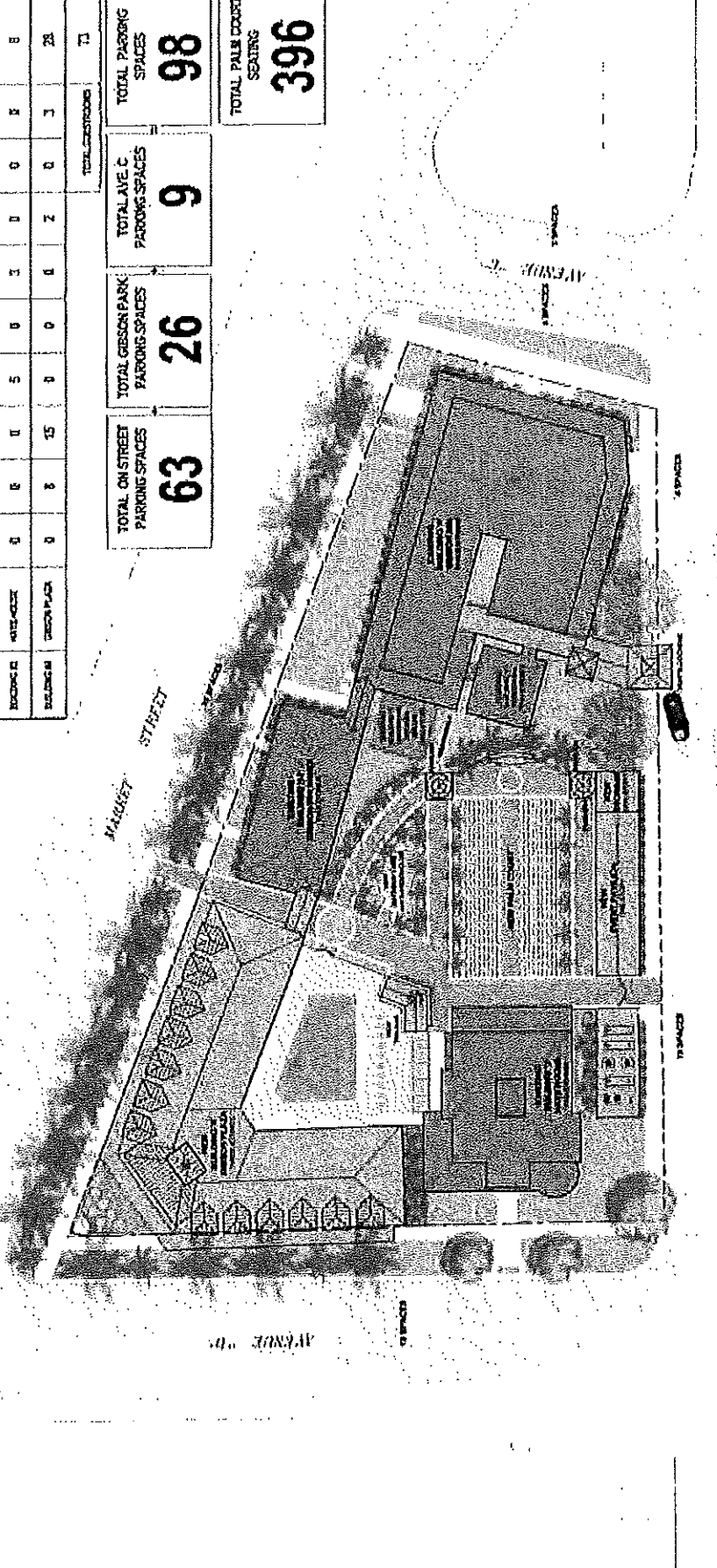
MP101
 15-AUG-2016

GIBSON INN RESTROOMS MASTER PLAN

BUILDING #	BUILDING NAME	CREEN	SALVAGE	RECYCLE	WATER	RECYCLE	RECYCLE	RECYCLE	RECYCLE	TOTAL CUBIC FEET
BUILDING #1	GIBSON INN	14	0	1	5	1	2	0	4	31
BUILDING #2	GIBSON INN	0	1	0	0	0	4	0	0	5
BUILDING #3	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #4	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #5	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #6	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #7	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #8	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #9	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #10	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #11	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #12	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #13	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #14	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #15	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #16	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #17	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #18	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #19	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #20	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #21	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #22	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #23	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #24	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #25	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #26	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #27	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #28	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #29	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #30	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #31	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #32	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #33	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #34	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #35	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #36	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #37	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #38	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #39	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #40	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #41	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #42	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #43	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #44	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #45	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #46	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #47	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #48	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #49	GIBSON INN	0	0	0	0	0	0	0	0	0
BUILDING #50	GIBSON INN	0	0	0	0	0	0	0	0	0

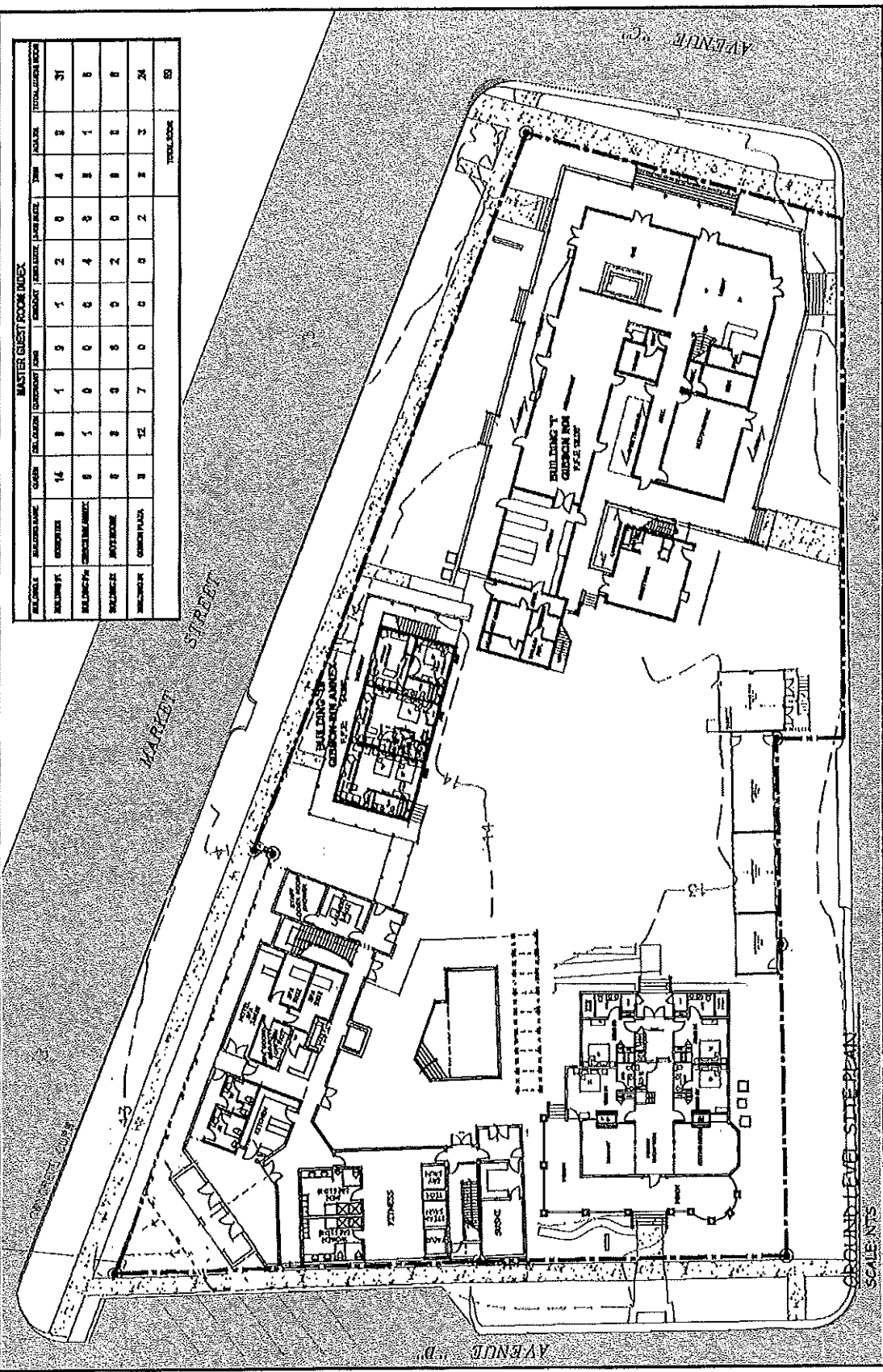
TOTAL ON STREET PARKING SPACES	63
TOTAL GIBSON PARK PARKING SPACES	26
TOTAL AVE. C PARKING SPACES	9
TOTAL PARKING SPACES	98

TOTAL PALE COURT SEATING
396



Graphic Legend

- Grass
- Walkways
- Existing Roads
- New Parking
- New Pool Deck
- New Boardwalk
- New Black Walkway
- Water
- Existing Roof
- New Roof



MASTER GUEST ROOM INDEX

REMARKS	NO. OF ROOMS	NO. OF GUESTS	NO. OF BATHS	NO. OF TOILETS	NO. OF SHOWER	NO. OF KITCHENS	NO. OF BREAK ROOMS	NO. OF STORAGE	NO. OF OFFICES	NO. OF MEETING	NO. OF CONFERENCE	NO. OF RECEPTION	NO. OF LOBBY	NO. OF WAITING	NO. OF OTHER	TOTAL ROOMS	TOTAL GUESTS
REMARKS	16	8	1	9	1	2	0	4	3	1	0	0	0	0	0	31	8
REMARKS	0	1	0	0	0	4	0	3	1	0	0	0	0	0	0	0	0
REMARKS	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
REMARKS	0	12	7	0	0	0	2	3	3	2	0	0	0	0	0	24	0
TOTAL																50	8

A2.1

George
Coon
Inc.

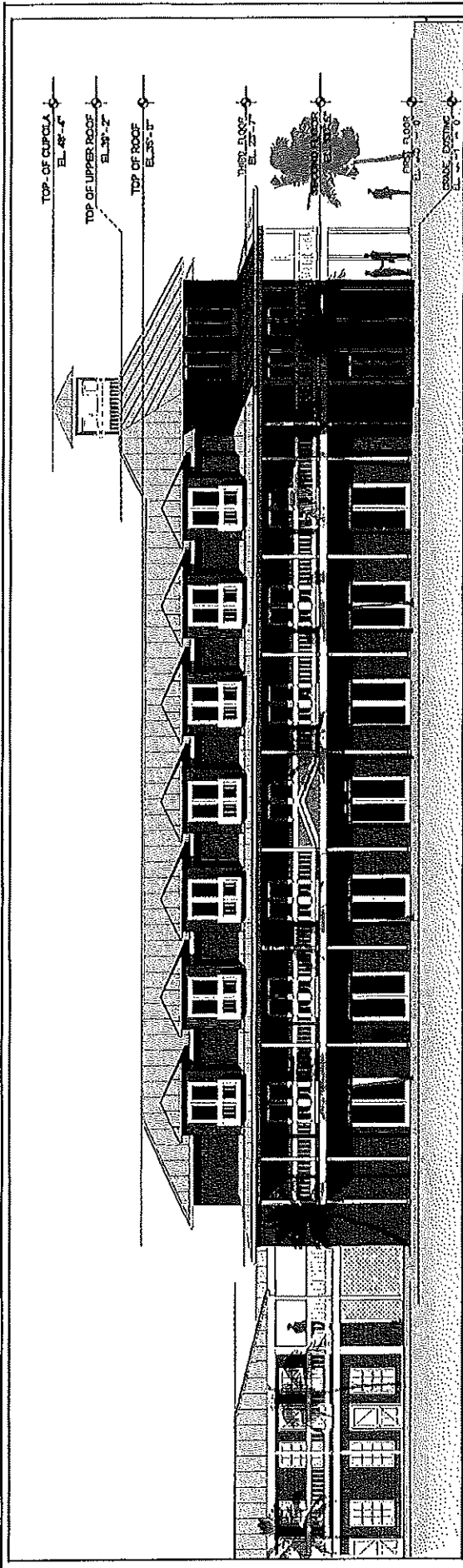
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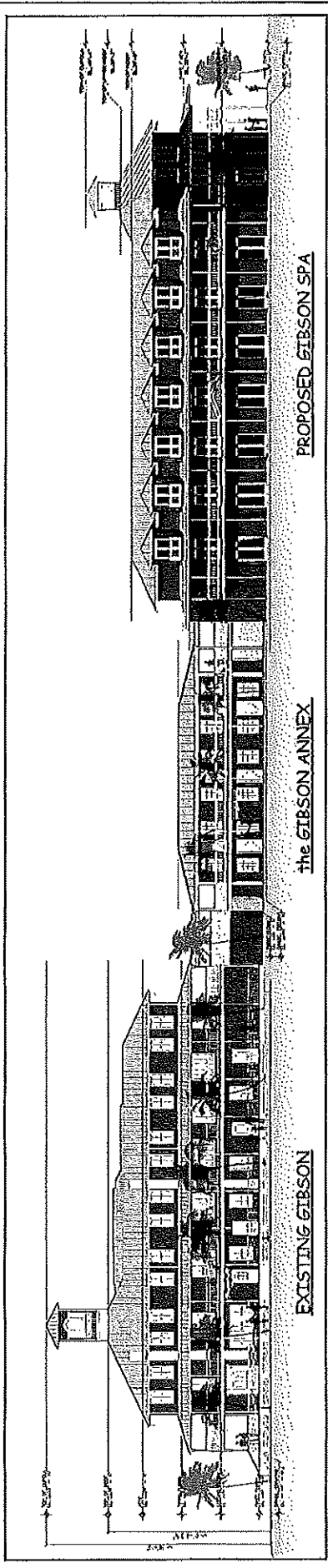
MASTER PLAN SET / SITE PLAN

DATE: MAY 2021

SCALE: NOT TO SCALE OR AS SHOWN



GIBSON SPA / MARKET STREET ELEVATION
SCALE: NTS



GIBSON MARKET STREET ELEVATION
SCALE: NTS

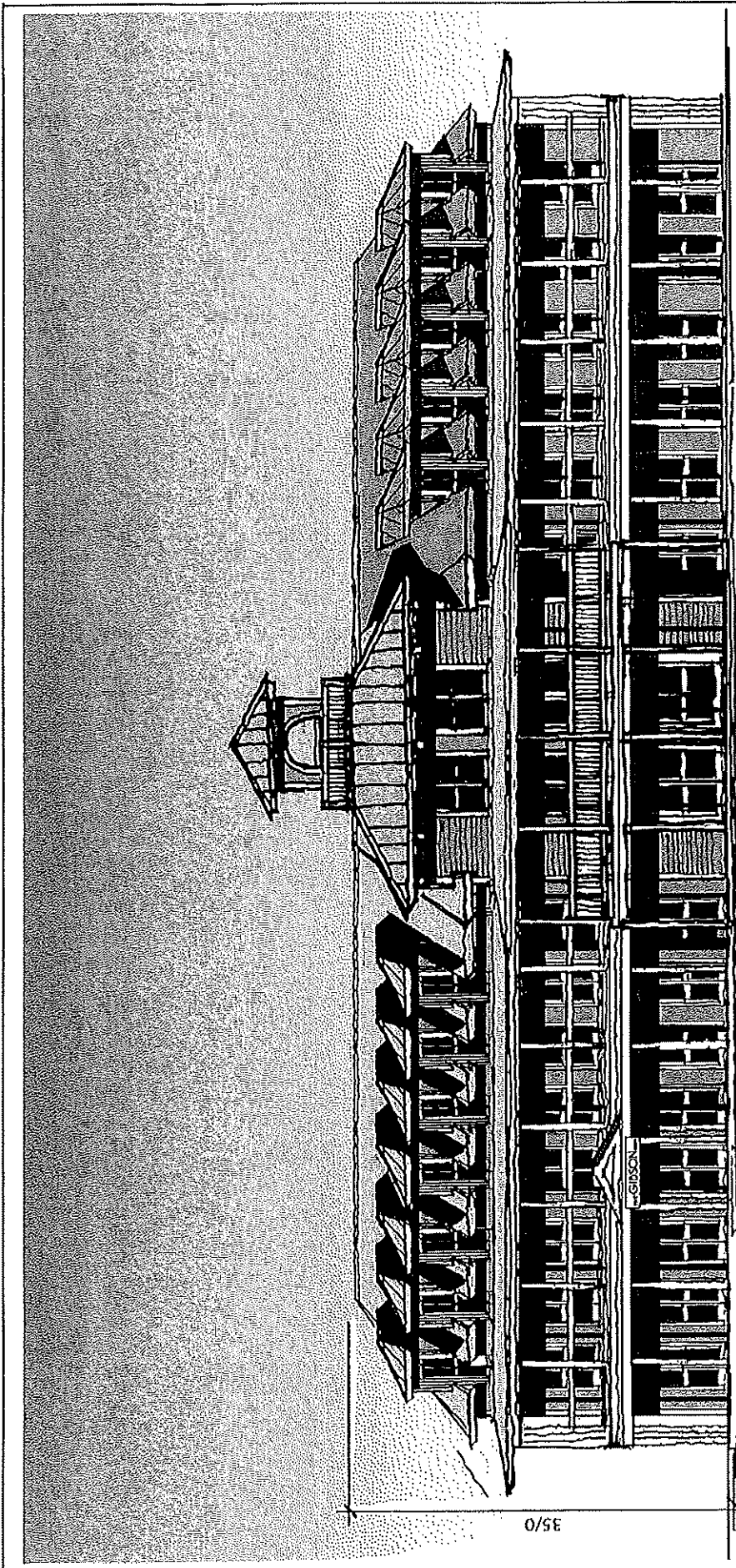
MASTER PLAN SET

SCALES: NOT TO SCALE OR AS SHOWN

DATE: MAY 2021



A3.1



EXPANDED CORNER ELEVATION
SCALE: NTS

MASTER PLAN SET / FRONT ELEVATION

SCALES: NOT TO SCALE OR AS SHOWN

DATE: MAY 2021



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A3.2