



April 11, 2022

P&Z AGENDA PACKET



March 14, 2022

P&Z Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 14^h, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Workshop: Signs-Continued: 5:00 pm

Attendance: Al Ingle, Bobby Miller, Elizabeth Milliken, Lee McLemore, Dan Hartman.

Signs-Lighting: Al Ingle-Intensity level- Foot Candles; examples to consider.

City can purchase meter to measure intensity.

Signs size discussed at previous workshop-consensus to increase
for larger building face up to 2% or 24sf-whichever larger.

Lee McLemore- Piggly Wiggly sign? There was Piggly Wiggly sign before
Hurricane Michael.

Al Ingle- It does not comply with the City Ordinances; did not go through
P&Z; no building permit; was more than 50%.

CVS had to comply.

Bobby Miller- What about the Culligan sign; Tamara's?

Al Ingle- Code Enforcement and Commission not enforcing.

Should not be making exceptions.

Need to follow LDC.

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Bobby Miller, Jim Bachrach, Elizabeth Milliken, Lee McLemore,
Chase Galloway, Dan Hartman.

1. Approval of Feb.14th, 2022 regular meeting minutes.

Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor-Motion
carries.

CITY OF APALACHICOLA
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2. Review, Discussion and Decision for Review for New Single-Family Home. **(R-2) @ 319 Cottage Hill.** Block A, Lot 1. For T. Ray-Owner; Contractor: tbd

Denied. Does not meet setbacks required in the current Land Development Code.

3. Review, Discussion and Decision for Fence. **(Historic District) (C-2) @ 111 Ave E,** Block 32, Lot 9. For R. Stafford-Owner; Contractor: tbd
Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor-Motion carries.

4. Review, Discussion and Decision for Deck. **(R-2) @ 170 20th St.** Block 246, Lots 1-3. For P. Martina-Owner; Contractor: Tbd
Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor-Motion carries.

5. Review, Discussion and Decision for Shed. **(R-2) @ 377 22nd Ave.,** Block 216, Lots 27-28. For K. Brown–Owner; Contractor: Tool Time
-Rescinded

6. Review, Discussion and Decision for Shed. **(R-2) @ 325 Earl King St.,** Block 216, Lots 15-16. For D. Nichols-Owner; Contractor: Tbd
Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor-Motion carries.

7. Review, Discussion and Decision for Replace Shed/Garage. **(R-2) @ 170 21st Ave.** Block 245, Lots 1-3. For B. Hoffman–Owner; Contractor: tbd
Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor-Motion carries.

8. Review, Discussion and Decision for New Single-Family Home. **(R-2) @ 89 Main St.** 2.25 acres RR Right of Way. For B. Skiles–Owner; Contractor: Sterling Buskirk
Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.

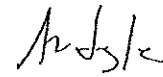
CITY OF APALACHICOLA
PLANNING & ZONING BOARD
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Other/New Business:

Motion by Jim Bachrach; 2nd by Chase Galloway to request alternate P&Z member to attend meetings. –all in favor

Outstanding/Unresolved Issues:

Motion to adjourn by Chase Galloway; 2nd by Bobby Miller



Al Ingle-Chair



452 23rd Ave

Deck & Pole Barn

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

NON

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

April 11, 2022
 Owner: *Greg Harris*
 Address: *452 23rd Ave*
 City: *Apalachicola* State _____ Zip _____
 Phone: *(850) 323 0577*

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 *s*
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance *10x30'*
- Other: *Deck + Pole Barn 24x30'*

PROPERTY INFORMATION:

Street Address: *452 23rd Ave* City & State: *Apalachicola* Zip _____
 [] Historic District [] Non-Historic District Zoning District: *R-3*
 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) 653-1522
towens@cityofapalachicola.com

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

WOOD Frame Deck
 & Pole Barn

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

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

DATE: 4/11/22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Greg Harris Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: Apalachicola PHONE # 323 0577

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

ADDRESS: 452 23rd

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: self Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 452 23rd

PURPOSE OF PERMIT: Deck + Poke Barn

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:


Single Family ___ Townhouse ___ Commercial ___ Industrial ___ Shed
 ___ Multi-Family ___ Swimming Pool ___ Roof ___ Sign Pole Barn
 ___ Temp Pole ___ Demolition ___ Other Deck 10x30' + Pole Barn 24'x30'
 ___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 4000 Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

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

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


 Signature of Owner or Agent Date _____

 Signature of Contractor Date _____

 Notary as to Owner or Agent
 Date: _____

 Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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


Franklin County, FL
Parcel Summary

Parcel ID 01-09S-08W-8330-0215-0060
 Location Address 452 23RD AVE
 Brief Tax Description BLOCK 215 LOTS 4,5,6,& 7 GREATER APALACHICOLA OR 271/248 295/241 1041/31 1041/34 1041/504
 (Note: Not to be used on legal documents.)
 Property Use Code MOBILE HOME (000200)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead Y

[View Map](#)**Owner Information**

Primary Owner
 HARRIS GREGORY P AND KAREN E
 452 23RD AVENUE
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000155 - SFR GREATER APALACH	120	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0330	STORAGE, UTILITY	0 x 0 x	1	2000
0330	STORAGE, UTILITY	0 x 0 x	108	0
0351	FENCE WOOD 6'	0 x 0 x	60	2017

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	7/28/2011	\$100	WD	<u>1041/504</u>	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Improved	SEGREE	HARRIS

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$46,317	\$47,370	\$32,859	\$32,859	\$3,901
Extra Features Value	\$2,440	\$2,440	\$2,440	\$2,440	\$2,080
Land Value	\$47,400	\$24,000	\$24,000	\$18,000	\$18,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$96,157	\$73,810	\$59,299	\$53,299	\$23,981
Assessed Value	\$56,339	\$55,561	\$54,312	\$53,299	\$23,981
Exempt Value	\$31,339	\$30,561	\$29,312	\$28,299	\$23,981
Taxable Value	\$25,000	\$25,000	\$25,000	\$25,000	\$0
Maximum Save Our Homes Portability	\$39,818	\$18,249	\$4,987	\$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: Building Information, Sketches.

Alley

Existing Shed
12 X 24
(288sf)

Pole Barn
Proposed
24 X 30
(720sf)

Proposed Deck
10 X 30
300sf

Home
30 X 56
(1680sf)

Existing Shed
20 X 20
(400sf)

39' ↗

35' →

34' →

56'

30'

22' ↗

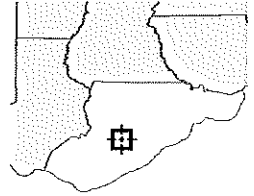
100'

120'

452 23rd Ave



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0215-0060	Alternate ID	08W09S01833002150060	Owner Address	HARRIS GREGORY P AND KAREN E
Sec/Twp/Rng	1-9S-8W	Class	MOBILE HOME		452 23RD AVENUE
Property Address	452 23RD AVE	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BLOCK 215 LOTS 4,5,6,& 7 (Note: Not to be used on legal documents)				

Date created: 3/15/2022
 Last Data Uploaded: 3/15/2022 7:50:27 AM

Developed by  Schneider
 GEOSPATIAL

Home 1680 SF
 Shed-1 288
 Shed-2 400

100x120 lot
 12000 SF
 40% = (4800 SF) Allowance
 for Impervious

proposed Pole Barn 720
 proposed Deck 300

3388 SF

✓ OK



312 Earl King St

Concrete pad

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

NON

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Anthony Croom, Jr
 Address 312 Earl King St
 City Apalachicola State FL Zip 32320
 Phone (850) 370-6454

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: Concrete patio Slab - approx 144 sq ft

PROPERTY INFORMATION:

Street Address: 312 Earl King St City & State: Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District: Greater Apalach

Parcel #: 01-095-08W-8330-0226-00100 Lot(s) 1616/128

FEMA Flood Zone/Panel #: Zone 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) 663-1522
lowens@cityofapalachicola.com

312 Earl King

- 111' -

Driveway

48

35

HOUSE
~ 1234 sf

Added
concrete
pad
~ 144 sf

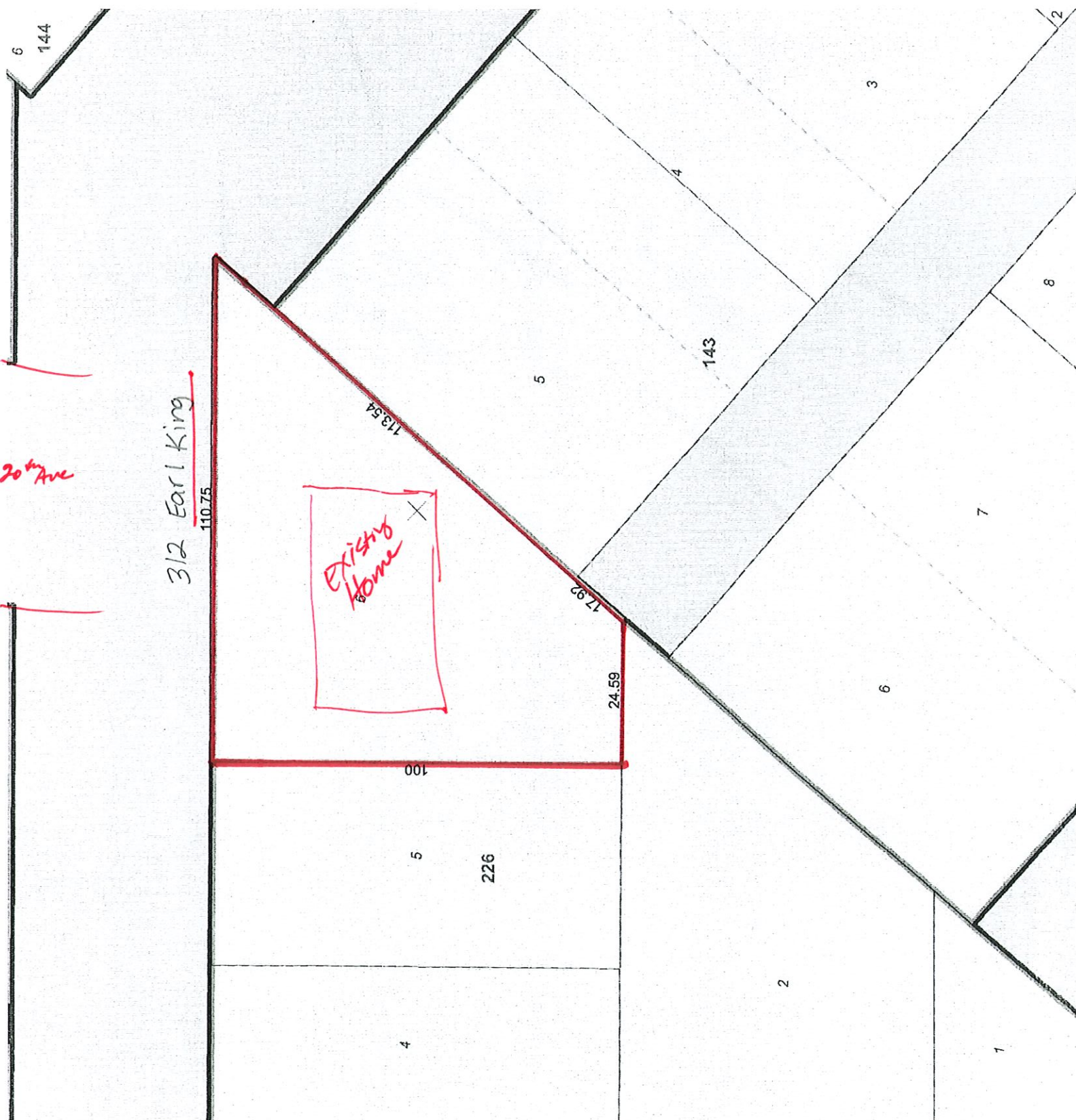
- 131.5' -

- 122' -

- ~ 25' -

~ 6000 - 40% = 2400 sf
allowance

House ~ 1234
+ concrete 144 est
1378 sf ✓
oh



312 Earl King

20th Ave

Existing Home

110.75

100

24.59

17.92

13.54

143

144

226

5

5

3

8

7

6

2

1

4

2



159 Ave H/143 13th St

Porch Addition

P+2-1

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Mona Moffett
Thelma Pearson
Address 159 AVE H
City Apalachicola State _____ Zip _____
Phone (850) 323 1916

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: 10x25
Porch Addition

PROPERTY INFORMATION:

Street Address: 159 Ave H / 143 13th St City & State _____ Zip _____

[] Historic District [] Non-Historic District

Zoning District: R-1

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 _____

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Tammy Owens
Permitting and Development Coordinator
(850) 653-1522
towens@cityofapalachicola.com

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

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		Wood	
Doors		1 Door	
Windows		6 windows	
Roofing		✓	
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

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

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

March 7, 2022
DATE

Mona Moffett
SIGNATURE OF APPLICANT

CITY OF APALACHICOLA
BUILDING DEPT. 2
192 Conch Wagoner Blvd. 850-653-1522
APPLICATION FOR BUILDING PERMIT

DATE: 3/7/22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Mona Moffett Email: _____

ADDRESS: 143 13th St

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # (850) 570-4075

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Scott's Framing (James) Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 159 Ave H / 143 13th St Apalachicola, FL 32320

PURPOSE OF PERMIT: Add front porch (closed in)

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

PROPERTY PARCEL ID # R 01.095.08W.8330.0081.0100

LEGAL DESCRIPTION OF PROPERTY: 704/336 896/536 935/310 lot 959/556 Blk 959/557
Block 81 lot 10

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc. (applications may be emailed to towens@cityofapalachicola.com or dropped off at City Hall mailbox)

PURPOSE OF BUILDING:

Single Family ___ Townhouse ___ Commercial ___ Industrial ___ Shed
 ___ Multi-Family ___ Swimming Pool ___ Roof Sign ___ Pole Barn
 ___ Temp Pole ___ Demolition Other 10x25 Porch Addition
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 3000 Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

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

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

Mona J. Joffe 3.7.22
 Signature of Owner or Agent

 Signature of Contractor Date

Teresa A. Joffe
 Notary as to Owner or Agent
 Date: March 7, 2022

 Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____



APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



Parcel Summary

Parcel ID 01-09S-08W-8330-0081-0100
 Location Address 143 13TH ST
 APALACHICOLA
 Brief Tax Description CITY OF APALACH BLOCK 81 LOT 10 704/336 896/536 935/310 959/556 959/557 966/185 966/186
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 MOFFETT MONA LISA
 109 AVE M
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000801 - THE HILL - APALACH	60	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0650	CON DR WAY	29 x 10 x	290	2009
0570	CON WALK	19 x 3 x	57	2009

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	5/27/2008	\$100	WD	<u>966/186</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	RICHARDSON	MOFFETT
N	5/27/2008	\$100	WD	<u>966/185</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	PORTER	MOFFETT
N	2/27/2008	\$100	WD	<u>959/557</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	RICHARDSON	MOFFETT
N	2/27/2008	\$100	WD	<u>959/556</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	BUTLER/FKA/RICHARDSON	MOFFETT
N	5/2/2007	\$100	WD	<u>935/310</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	BROWN	MOFFETT
N	4/25/2006	\$100	WD	<u>896/536</u>	Unqualified	QUAL/DEED EXAMINATION	Improved	BROWN	MOFFETT
N	7/11/2002	\$100	WD	<u>704/336</u>	Unqualified	QUAL/LEGL CHAR CHGD AFTER SALE	Improved	RICHARDSON	BROWN

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$138,783	\$79,106	\$80,147	\$70,482	\$70,482
Extra Features Value	\$659	\$659	\$659	\$659	\$659
Land Value	\$24,000	\$24,000	\$24,000	\$24,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$163,442	\$103,765	\$104,806	\$95,141	\$101,141
Assessed Value	\$100,568	\$99,179	\$96,949	\$95,141	\$95,897
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$50,568	\$49,179	\$46,949	\$45,141	\$45,897
Maximum Save Our Homes Portability	\$62,874	\$4,586	\$7,857	\$0	\$5,244

"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.

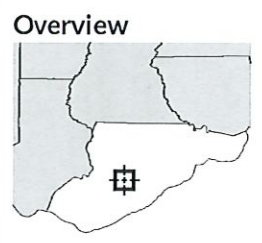
TRIM Notice 2021

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

TRIM Notice 2020

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

~~143 13th St~~ → 159 Ave H - Porch Addition



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-0081-0100	Alternate ID	08W09S01833000810100	Owner Address	MOFFETT MONALISA
Sec/Twp/Rng	n/a	Class	SINGLE FAMILY		109 AVE M
Property Address	143 13TH ST APALACHICOLA	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	CITY OF APALACH BLOCK 81 (Note: Not to be used on legal documents)				

60 x 100
6000 / 40% = 2400 Allowance

Date created: 3/9/2022
Last Data Uploaded: 3/9/2022 7:57:29 AM

Developed by Schneider GEOSPATIAL

House: $\sim 30 \times 40 = 1200$
 $10 \times 15 = 150$
 $2 \times 17 = 34$
 $26 \times 30 = 780$

$\underline{2164}$
 + 290 core
 + 57 core

Existing $\sim 2511 \text{ SF}$ = over Allowance
 Impermiss

Porch addition - 250 SF.

60'

conc. driveway

sidewalk

porch

143 13[±]sq
Home #1

~(2164sf)~

25'
Proposed Addition
10'

159 Ave H
Home #2

100'

BUILDING PERMIT APPLICATION CHECKLIST

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



Signature

3.7.2022

Date

@ CAM110M01 CamaUSA Appraisal System Franklin County
 3/07/2022 10:23 **Property Maintenance** 24,000 Land 001
 Year T Property *current year Sel AG 000
 2022, R 01-09S-08W-8330-0081-0100 * 136,801 Bldg 001
 Owner MOFFETT MONA LISA Conf 659 Xfea 002
 Addr 109 AVE M HX 161,460 TOTAL B*

-Cap?- Total Acres
 SOH 10% ApYr ERnwl ARnwl Notc
 City, St APALACHICOLA FL Zip 32320 Y Y 2010
 Country (PUD1) (PUD2) (PUD3)
 Splt/Co JVChgCd pud4 pud5 pud6
 Appr By CLN Date 10/12/2018 AppCode UseCd 000100 SINGLE FAMILY
 TxDist Nbhd MktA ExCode Exemption/% TxCode Units Tp
 003 80.01 20 HX 25000

N OF 98 - APALACH
 House# 143 Street 13TH ST MD Dir #
 - City APALACHICOLA Zip 32320
 Subd N/A Condo N/A
 Sect Twn Rnge Subd Blk Lot
 Legals CITY OF APALACH BLOCK 81 LOT 10
 704/336 896/536 935/310 959/556 959/557 +
 Map# Mnt 9/20/2021 HEATHER
F1=Task F2=ExTx F3=Exit F4=Prompt F11=Docs F10=GoTo PgUp/PgDn F24=More



55 15th St

Swimming Pool

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____

City Representative _____

Date Received _____

OWNER INFORMATION

Owner Justin McMillan
 Address 55 15th St
 City Apalachicola State Fla Zip 32320
 Phone (____) _____

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: 16 x 40 Swimming Pool

PROPERTY INFORMATION:

Street Address: _____ City & State _____ Zip _____

[] Historic District [] Non-Historic District

Zoning District R-1

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
towens@cityofapalachicola.com

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

15x40 Fiberglass Swimming Pool

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck		concrete	
Fencing		WOOD 6' PRIVACY	
Driveways/Sidewalks			
Other			


Franklin County, FL
Parcel Summary

Parcel ID 01-09S-08W-8330-0096-0070
 Location Address 55 15TH ST
 APALACHICOLA
 Brief Tax Description BL 96 LOTS 7,8 & NW 1/2 LOT 9 OR/522/310 1128/216 1138/501 1138/502 1138/503 1138/504 1272/660
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead Y

[View Map](#)**Owner Information**

Primary Owner
 MCMILLAN JUSTIN C
 55 15TH STREET
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000100 - SFR	150	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0320	CONCRETE	18 x 0 x	900	0
0320	CONCRETE	19 x 4 x	76	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	8/10/2020	\$330,000	WD	<u>1272/660</u>	Qualified	QUAL/DEED EXAMINATION	Improved	KIENZLE	MCMILLAN

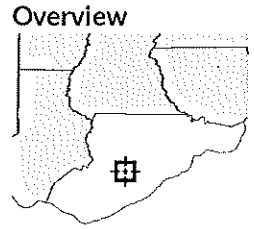
Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$41,600	\$102,193	\$102,897	\$89,406	\$89,406
Extra Features Value	\$1,854	\$1,854	\$1,854	\$1,854	\$1,854
Land Value	\$210,000	\$285,000	\$180,000	\$191,250	\$191,250
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$253,454	\$389,047	\$284,751	\$282,510	\$282,510
Assessed Value	\$253,454	\$389,047	\$284,751	\$282,510	\$282,510
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$253,454	\$389,047	\$284,751	\$282,510	\$282,510
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: Building Information, Sketches.



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0096-0070	Alternate ID	08W09S01833000960070	Owner Address	MCMILLAN JUSTIN C
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		55 15TH STREET
Property Address	55 15TH ST	Acreage	n/a		APALACHICOLA, FL 32320
	APALACHICOLA				

District 3
 Brief Tax Description BL 96 LOTS 7,8 & NW 1/2 LOT 9
 (Note: Not to be used on legal documents)

*Lot 150x100 = 15000
 40% = 6000 SF Allowance*

Date created: 4/5/2022
 Last Data Uploaded: 4/5/2022 8:07:28 AM

Developed by Schneider GEOSPATIAL

*House ~ 2464 SF
 Porch ~ 240 SF
 concrete 900 SF
 76 SF

 3680 SF*

(proposed) - Pool + Decks - 1716 SF

total - 5396 SF impervious

*↑ jh
 ✓*

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

DATE: 3/22/2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Justin C. Mcmillan Email: Justinmcmillan72@gmail.com

ADDRESS: 55 15th ST.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-6924

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Forgotten Coast Pools LLC Email: ForgottenCoastpools@gmail.com

ADDRESS: P.O. Box 524 Eastpoint, FL 32328

CITY, STATE & ZIP CODE: Eastpoint, FL 32328 PHONE # 850-899-3300

STATE LICENSE NUMBER: RP0067325 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 55 15th ST. Apalachicola, FL 32320

PURPOSE OF PERMIT: Installation of Inground Fiberglass Swimming Pool

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

PROPERTY PARCEL ID # 01-095-08W-8330-0096-0070

LEGAL DESCRIPTION OF PROPERTY: BL 96 Lots 7, 8 + NW 1/2 Lot 9

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: _____

