

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
REGULAR MEETING  
MONDAY, FEBRUARY 10<sup>TH</sup>, 2020  
Community Center/ City Hall -1 Bay Avenue  
Agenda

**Workshop- 5:00 P.M.**

City Commission & Planning & Zoning Joint Workshop Topic: Fill Ordinance

**Regular Meeting - 6:00 P.M.**

1. Approval of January 13th, 2020 Regular Meeting Minutes.
2. Review, Discussion and Decision for a Live Oak Tree Removal **(Historic District)(R-1) @ 173 Ave. B** Block 56, Lots 1, 2, 3 For—Sheer Gross—Owner; Contractor: Gary Ulrich.
3. Review, Discussion and Decision for a Altering a Driveway & Parking Area Plan **(Historic District)(R-1) 51 8<sup>th</sup> St.** Block 29, Lot 7 For—Christiana Moore—Owner; Contractor: Steve Moore.
4. Review, Discussion and Decision for Demolition of a Structure **(Historic District)(R-1) @ 206 9<sup>th</sup> St.** Block 161, Lots 2 & 3 For—Gary Ziegler—Owner; Contractor: Owner.
5. Review, Discussion and Decision for a 12'x 20' Shed **(R-2) @ 128 22<sup>nd</sup> Ave.** Block 255, Lot 23-30. For—Nellie Sanders—Owner; Contractor: Bestway Portable.
6. Review, Discussion and Decision for Enclosing an Existing Screen Porch with Windows & a Fence Application. **(Historic district)(R-1) @ 99 16<sup>th</sup> St.** Block 99, Lot 6. For—Peggy Brown—Owner; Contractor: Tim Poloronis.
7. Review, Discussion and Decision for a 156 Sq. Ft. **(Historic District)(C-2) @90 8th St.** Block 32, Lot 3 For—Bobby James & Daphne Evanoff—Owner; Representative: George Coon.
8. Review, Discussion and Decision for a 24' x 24' Carport and a Fence Application **(Historic District)(R-1) @ 108 Ave. D** Block 34, Lots 6& 7. For—Lawrence & Toni McIntosh—Owner; Contractor: Duncan Home Construction.



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PLANNING & ZONING BOARD  
REGULAR MEETING  
MONDAY, JANUARY 13<sup>TH</sup>, 2020  
Community Center/ City Hall -1 Bay Avenue  
Minutes

**Regular Meeting – 6:00 P.M.**

1. Approval of December 9th, 2019 Regular Meeting Minutes. **Motion to approve: Constance Peck, second by Al Ingle. Motion carried.**
2. **Discussion introduced by Al Ingle: Implementation of procedure, permitting, and enforcement of structure demolition applications and repercussions for lack of permitting.**
3. Review, Discussion and Decision for a New 12' x 48' 6" Porch **(Historic District)(R-1) @ 74 Avenue K** Block 180, Lot 6 For—Andy Stivers—Owner; Contractor: Hutchinson Design & Construction, Inc. **Motion to approve: Uta Hardy, Second by Constance Peck. Motion carried.**
4. Review, Discussion and Decision for a New Single Family Residence with tree removal **(R-2) @ 270 Acola Avenue** Block 5, Lots 7 & 8 For—Doug Lawrence—Owner; Contractor: Gulf Coast Field Services, LLC. . **Motion to approve: Joe Taylor, Second by Constance Peck. Motion carried.**
5. Review, Discussion and Decision for a New Single Family residence with a shed **(Historic District)(R-1) @ 59 15<sup>th</sup> St.** Block 96, Lot 6. For—Thomas & Rennie Edwards—Owner; Contractor: Gary Ulrich. **Motion to Approve- Uta Hardy; Second by Constance Peck. Motion Carried**
6. Review, Discussion and Decision for remodeling & relocating an accessory structure from 48 4<sup>th</sup> St. to 49 Ave. D & tree removal. **(Historic district)(R-1) @ 49 Avenue D** Block 9, ½ of Lot 10 & ½ of Lot 9. For—Steven Etchen—Owner; Contractor: Ducky Johnson. **Motion to Approve- Uta Hardy; Second by Constance Peck. Motion Carried**
7. Review, Discussion and Decision for a New Single Family residence with tree removal **(Historic District)(R-2) @232 6<sup>th</sup> St.** Block 175, Lot 3 For—Pete Wingate—Owner; Contractor: Owner. **Motion to Approve with Conditions: Tree removal approved for Water Oak only: Uta Hardy. Second by Constance Peck. Motion Carried.**

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8. Review, Discussion and Decision for a New Single Family residence with a shed **(R-1) @ 27 Myrtle Ave.** Block 8, Lot 16. For—Al & Donna Ingle—Owner; Contractor: Owner. **Motion to table to the final item at the end of the meeting for further discussion and consideration: Joe Taylor, second by Constance Peck. Motion Carried.**
  
9. Review, Discussion and Decision for a shed **(R-1) @ 250 ½ Hwy 98** For—Jay Chesley—Owner; Contractor: Owner. **Motion to approve: Al Ingle, second by Uta Hardy. Motion carried.**
  
10. Review, Discussion and Decision for a New Single Family residence **(R-2) @ 171 20<sup>th</sup> St.** Block 247, Lots 26 & 27. For—DGHG, LLC—Owner; Contractor: Galloway. **Motion to Approve with Conditions: Approval to remove trees within 15 ft. of proposed structure footprint perimeter and proposed driveway: Constance Peck, seconded by Joe Taylor.**
  
11. Review, Discussion and Decision for a New Single Family residence **(R-2) @ 229 Fred Meyer St.** Block 247, Lots 16 & 17. For—DGHG, LLC—Owner; Contractor: Galloway Motion to Approve with Conditions: **Motion to Approve with Conditions: Approval to remove trees within 15 ft. of proposed structure footprint perimeter and proposed driveway: Constance Peck, seconded by Joe Taylor.**
  
12. Review, Discussion and Decision for a New Single Family residence **(R-2) @ 159 20<sup>th</sup> St.** Block 247, Lots 20 & 21. For—DGHG, LLC—Owner; Contractor: Galloway **Motion to Approve with Conditions: Approval to remove trees within 15 ft. of proposed structure footprint perimeter and proposed driveway: Constance Peck, seconded by Joe Taylor.**
  
13. Further discussion regarding 27 Myrtle St. **Motion to table for further discussion and consideration: Joe Taylor, second by Constance Peck. Motion Carried.**
  
14. Additional Business: A special meeting will be scheduled for January 27<sup>th</sup>, 2020 at 5 PM to discuss the Land Development Code.
  
15. **Motion to adjourn: Joe Taylor; Second by Constance Peck.**



Building Dept. Review Summary

P&Z Meeting February 10<sup>th</sup>, 2020

**Address: 173 Avenue B**

**Block: 56**

**Lot: 1, 2, 3**

**Project Description: Live Oak Tree Removal 24" in diameter**

**Screen porch & garage addition were approved by Planning & Zoning March 11, 2019.**

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

Applicant's Name: Greg Ulrich 850-566-2078 (Please print)  
 Property Owner's Name: Steve Gross Phone: \_\_\_\_\_  
 Property Address: 173 Ave. B. City, State, Zip: Apalachicola  
 General Contractor/Tree Contractor: Trent Wheeler Phone: \_\_\_\_\_  
 Applicants Signature/Date: [Signature] / \_\_\_\_\_

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

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

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

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

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

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

**OFFICE USE ONLY**

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

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

Patriarch Tree \_\_\_\_\_ Non Patriarch Tree \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Reason for Denial: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Chairperson, Planning and Zoning Board      Date

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

Patriarch Tree \_\_\_\_\_ Non Patriarch Tree \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Reason for Denial: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Code Enforcement Officer or Designee      Date

\_\_\_\_\_  
 City Manager or Designee      Date



Mediacom

dwinterringer@mediacombb.net

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**Pending tree permit applications.**

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**From :** dwinterringer@mediacombb.net

Fri, Jan 17, 2020 10:04 AM

**Subject :** Pending tree permit applications.**To :** malley <malley@cityofapalachicola.com>, Kelly Simpson <EPCIPSJ@outlook.com>

Yesterday (January 16, 2020) Greg Harris and I viewed trees that were the subject of several tree removal and alteration applications. Following are my recommendations for decisions on the applications.

I have the applications and photos. I'll return them to Kelly's desk.

1. Gary Ulrich for property owner Sheer Gross, 173 Avenue B.

I originally looked at the tree on January 3, 2020, and sent a message to both of you. After looking at the tree again yesterday (January 16, 2020) with Greg Harris, the following is a modified version of the recommendation in my original message.

Mr. Ulrich previously sent to Ms. Simpson a picture of a live oak behind the house close to a screened porch that is under construction (see picture below).

I looked at the application for the screened porch and garage addition that was in the agenda for the March 11, 2019, Planning and Zoning Board's meeting. The application includes a tree permit application, which addresses an unprotected grapefruit tree but not the pictured, protected live oak (24-inch diameter according to the surveyor's drawing) close to the rear of the proposed screened porch. The meeting summary indicates that the Board approved the application but does not include any details as to whether the Board took into consideration the closeness of the live oak to the proposed screened porch.

As shown in the picture, there are three large branches that fork at about the height of the screened porch that's under construction. The left-most branch forks again a little higher up. After viewing the tree on-site and talking to a worker there during the January 3 viewing, clarification is needed as to whether the contractor wants to remove the entire, substantial left-most branch or the less substantial branch a little higher up. In my opinion, cutting either are a substantial alteration of the tree that needs to be done by permit.

I am not a certified arborist, and accordingly I can't definitively state that cutting of the larger branch from the main trunk will in the long run cause decay in the main trunk. Live oaks are good at compartmentalizing damage, but I believe:

- A wound that large will in the long run lead to decay and a hollow trunk and a structurally unsound, unsafe tree and
- Eventually kill the tree.

If the applicant only wants to cut the smaller branch, I recommend that you as the City Manager approve it. If the applicant wants to cut the larger branch from the main trunk, I recommend that you transmit it to the Planning and Zoning Board for decision because the Board makes decisions on principal structure expansions (the screened porch extension) and any associated tree removals or alterations. The Board could:

- Approve the tree application as proposed or
- Not approve the new tree application as proposed and require a modification of the screened porch addition so that the tree does not have to be trimmed (shortening the length of the porch or building a hipped roof instead of a gabled roof).

Please provide this information to the Planning and Zoning Board for its consideration at the next regularly-scheduled monthly meeting.

If the Board approves the application, a permit processing fee of \$50 is due, but there is no Reforestation Fund fee because it only applies when a tree is removed.



## 2. Jack E. Frye, Sr., 278 24th Avenue.

The tree application indicates that the sycamore is a patriarch tree (35 inches or more in diameter). We did not measure the tree, but it's not that large (probably in the 16 to 35-inch diameter size class).

The applicant requests that he be allowed to trim a large root on the surface of the ground (about 6 inches in diameter) because it is damaging the foundation of his manufactured home. The root was growing under one side of his manufactured home and was displacing the cover around the home, but we did not inspect it closely to determine whether it was actually affecting the foundation that the home sits on.

When we visited the site on January 16, the root had already been trimmed.

When the Tree Ordinance was prepared, the possibility of cutting back roots growing above the ground surface was not considered. Time will tell whether the root cutting affects the health of the tree.

My recommendation is to approve the after-the-fact trimming of the tree root.

A \$50 permit processing fee has been paid. No Reforestation Fund fee is due, because the tree is not being removed.

## 3. First Baptist Church/School, 46 9th Street.

The applicant proposes to trim in two locations a patriarch live oak, but as the note attached to the front of the application indicates, the applicant has not identified the two locations and has not submitted photographs.

It's likely that the applicant wants to trim branches hanging over two sides of the roof on the north end of the school. If after getting details and photos from the applicant and you confirm that the amount of trimming will be insignificant (only minor branches being trimmed), I recommend approval of the application.

A \$50 permit processing fee will need to be paid. No Reforestation Fund fee will be due, because the tree will not be removed.

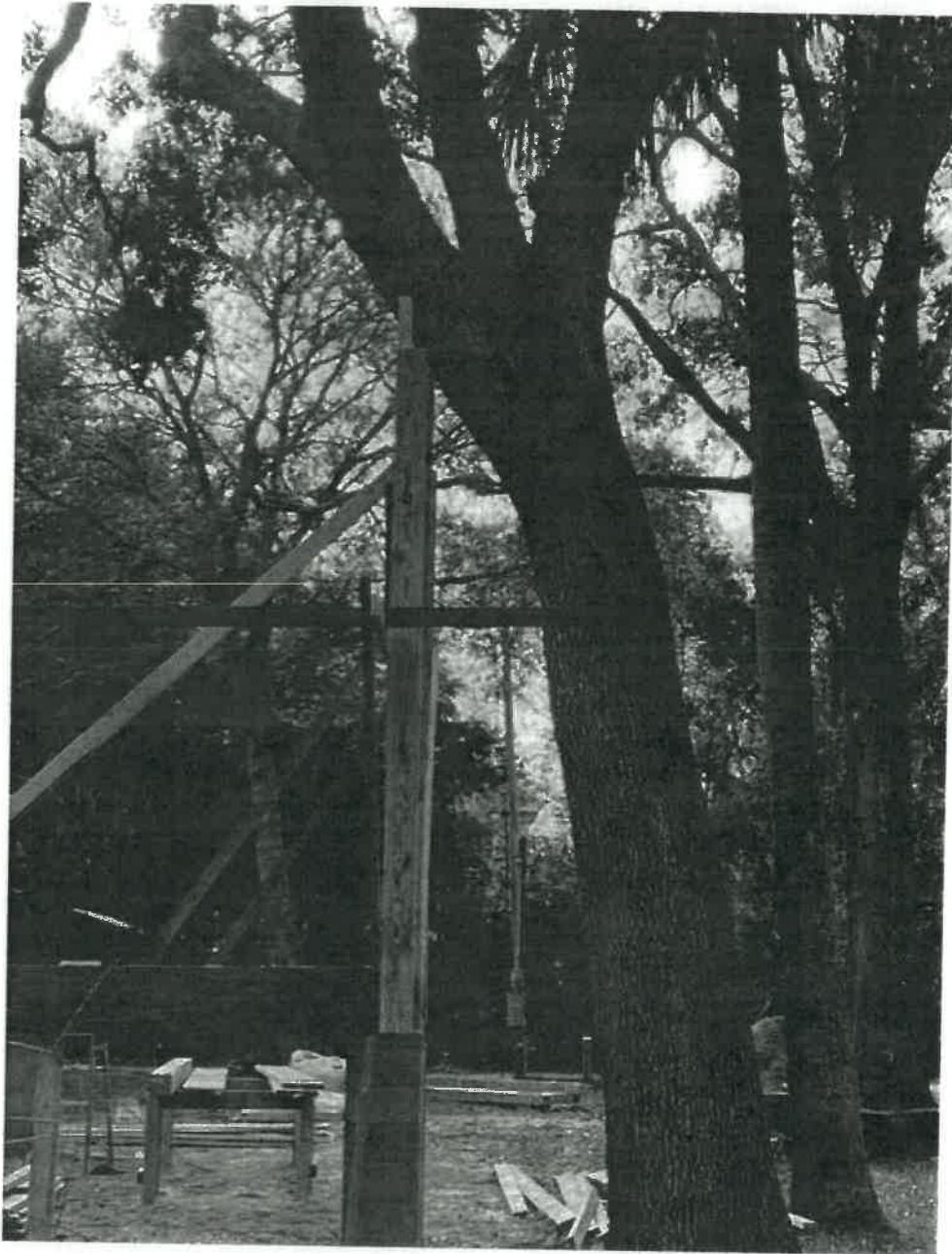
4. 446 23rd Avenue.

Pictures, but no tree removal application, have been submitted.

We did not measure the diameter of the water oak growing within about a foot of the side of the home. It appears that the edge of the roof was dented when the tree swayed back and forth during high wind. The base of the tree's trunk is near and between a natural gas tank and a heat pump unit. It's also close to the house foundation.

The tree is an imminent hazard to the house and will become more of a problem as it grows larger.

A tree application is needed. If the property owner submits a complete application, I recommend approval.



Sent from my iPhone  
Gary Ulrich  
Garyu@ulrichcc.com  
850-566-2078

Tree permit

- Files
- SPECIAL VARIANC...
- Lot\_1109\_Windm...
- Manage files

Folders

- Inbox 1754
- Junk Email
- Drafts 55
- Sent Items 3
- Deleted Items 3

bb

Archive

Notes

Conversation Hist...

Office 8

New folder

Groups

G garyu@ulrichcc.com  
 Tue 1/21/2020 5:18 PM  
 Kelly Simpson

Kelly,

The owners of 173 Avenue B have decided that they would like to take the entire tree down and replant. The foundation was a bit compromised by the root system and the size of the limb being taken down will damage the overall health of the tree.

I have included the original message from my owners below.

Regards,

Gary Ulrich, President  
 Gary Ulrich Construction, Inc.  
 58 Avenue E  
 Apalachicola, FL 32320  
 850-653-2900 Office  
 850-566-2078 Cell  
 850-653-2999 Fax

<https://eur04.safelinks.protection.outlook.com/?url=www.ulrichcc.com&data=02%7C01%7C%7Cf54010cb737b4a77c3ff08d79ebfe08e%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637152419265096869&sd=KtcUN43kNb2qppVf5oIH0YEm28tCJoRCfKe4epIgABO%3D&reserved=0>

-----Original Message-----

From: Deirdre Sheerr-Gross <sheerr@sheerrgross.com>  
 Sent: Tuesday, January 21, 2020 4:46 PM  
 To: Gary Ulrich <garyu@ulrichcc.com>  
 Cc: Bill Hedges <bill.hedges@btinternet.com>  
 Subject: Re: Tree permit

I/We would like you to take down the existing oak tree, that is in the way of constructing the screen porch.

Our intention is to put in a good size tree off the screen porch. We will work this out with Frank Douglass, when we do a landscape plan with plan Tallahassee Nurseries.

Thanks again Gary.  
 Deirdre

Deirdre Sheerr-Gross, AIA





Building Dept. Review Summary

P&Z Meeting February 10<sup>th</sup>, 2020

**Address:** 51 8<sup>th</sup> St. Interior Lot Zoning: R-1

**Block:** 29

**Lot:** 7

**Project Description:** 10 ft. wide driveway, 15' parking area, crushed limerock base & 2" gravel rock permeable

**Flood Zone:** AE 10'

**Lot Size:** 6' x 100'

**Impervious Surface** Currently: 33% Allowed: 40% Complies with LDC

**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**

**APPLICATION FOR BUILDING PERMIT**

Official Use Only

DATE: \_\_\_\_\_ Permit # \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: Christiana T Moore

ADDRESS: 51 8th St

CITY, STATE & ZIP CODE: Apalachicola PHONE # 850-661-6633

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): FL 32320  
mailing address email: ctmoore@embargmail.com

ADDRESS: 428 McDaniel St. Tallahassee 32303

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR'S NAME: Steve Moore, PlanItGreen LLC

ADDRESS: 1785 W Hwy 98

CITY, STATE & ZIP CODE: Carrabelle, FL PHONE # (850) 370-0976

STATE LICENSE NUMBER: \_\_\_\_\_ COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 51 8th St.

PROPOSED USE OF SITE: 10ft wide Driveway + Parking Area; 15ft crushed rock base + gravel top 2

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

PROPERTY PARCEL ID # 01-095-08W-8330-0029-0070

LEGAL DESCRIPTION OF PROPERTY: Block 29 Lot 7, City of Apalachicola

**IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:**  
n/a

BONDING COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

ARCHITECT'S/ENGINEER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

MORTGAGE LENDER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

WATER SYSTEM PROVIDER: \_\_\_\_\_ SEWER SYSTEM PROVIDER: \_\_\_\_\_

PRIVATE WATER WELL: \_\_\_\_\_ SEPTIC TANK PERMIT NUMBER: \_\_\_\_\_



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

**PURPOSE OF BUILDING:**

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

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

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

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

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

*Christiane T. Moore*  
Signature of Owner or Agent

\_\_\_\_\_  
Signature of Contractor

Date: *January 29, 2020*

Date: \_\_\_\_\_

*Janelle C. Paul 1/29/20*  
Notary as to Owner or Agent

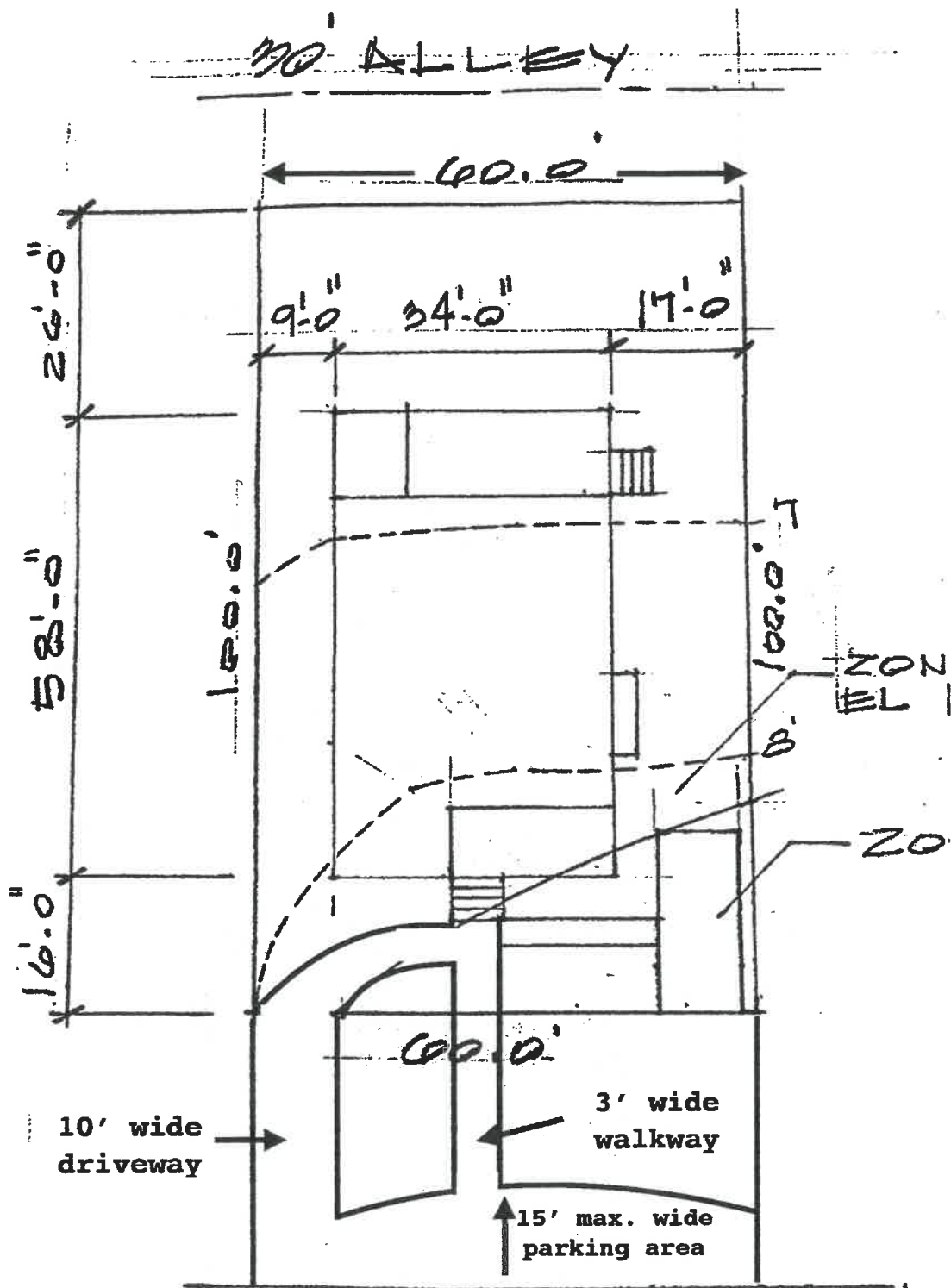
\_\_\_\_\_  
Notary as to Contractor

My Commission expires:

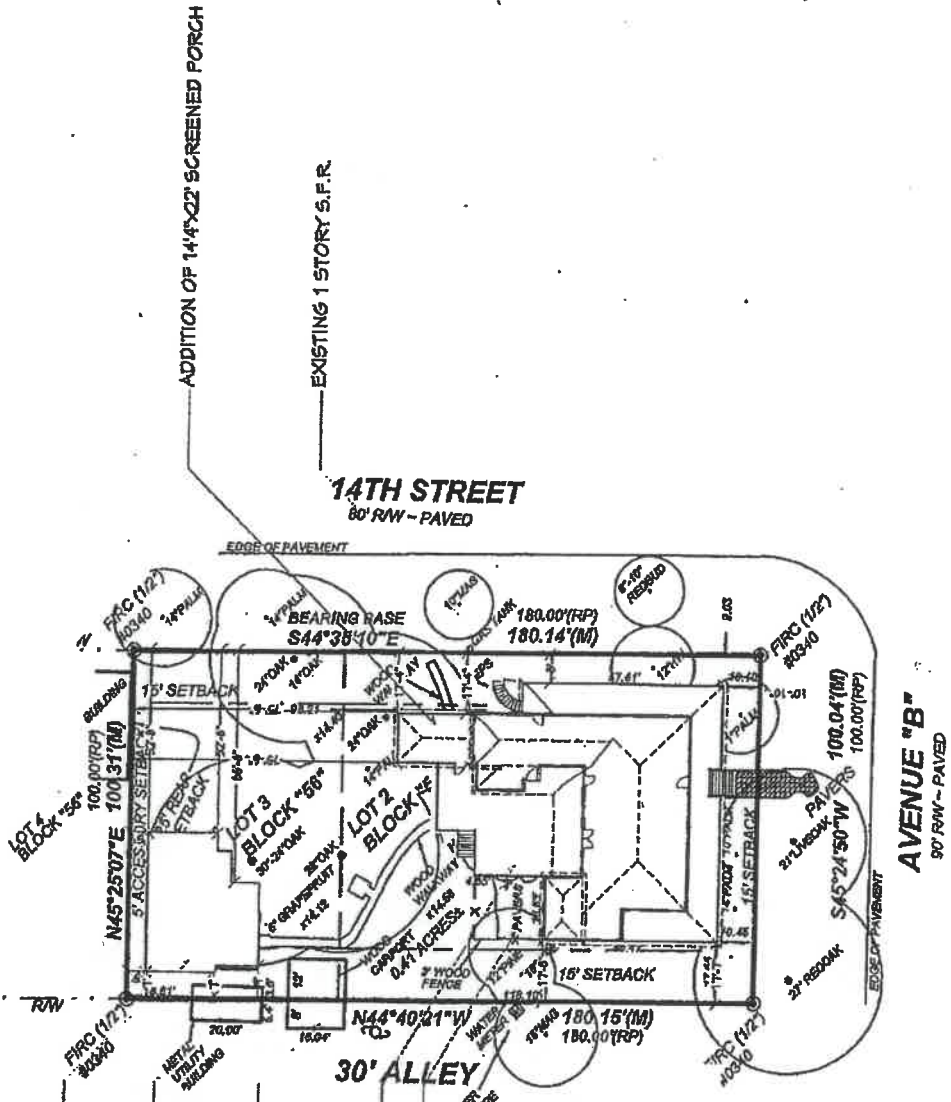


My Commission expires: \_\_\_\_\_

APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.



Scale:  
 1" = 20'  
 Lot is 60' wide



NEW 2 BAY GARAGE

EXISTING STRUCTURE TO BE REMOVED

EXISTING STRUCTURE TO BE REMOVED

RAISED DECK TO REPLACE GROUND LEVEL DECK  
STONE PAVERS TO BE REMOVED

LOT SIZE: ~18,000 SF  
HOME (INCLUDING PORCHES AND DECKS): ~5,310 SF  
DETACHED GARAGE: ~1,044 SF

TOTAL LOT COVERAGE: 35%



AE 10 NOV

FILE: D1696.DWG	DATE: 09/28/12	DRAWN BY: MD	DATE OF LAST FIELD WORK: 05/09/12	JOB NUMBER: 01-696
DATE: 09/28/12		DRAWN BY: MD		COUNTY: FRANKLIN
P.L.O. ROYALTON • 125 SHELDON STREET FRANKLIN COUNTY, FLORIDA 32305 PROFESSIONAL SURVEYORS AND MAPPERS				
<b>T &amp; R</b>				
THURMAN RODDENBERRY & ASSOCIATES, INC.				

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the Florida Administrative Code.

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 or records, unrecorded deeds, easements or other instruments which could affect the boundaries.

*James J. Roddenberry*  
JAMES J. RODDENBERRY  
Surveyor and Mapper  
Florida Certificate No. 4261

**FLOOD ZONE INFORMATION:**  
Subject property is located in Zone X & AH (EL 11) as per Flood Insurance Rate Map Community Panel No: 120089 0526E. Index date: June 17, 2002, Franklin County, Florida.

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right of way boundary of Bth Street having an assumed bearing of North 48 degrees 30 minutes 00 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

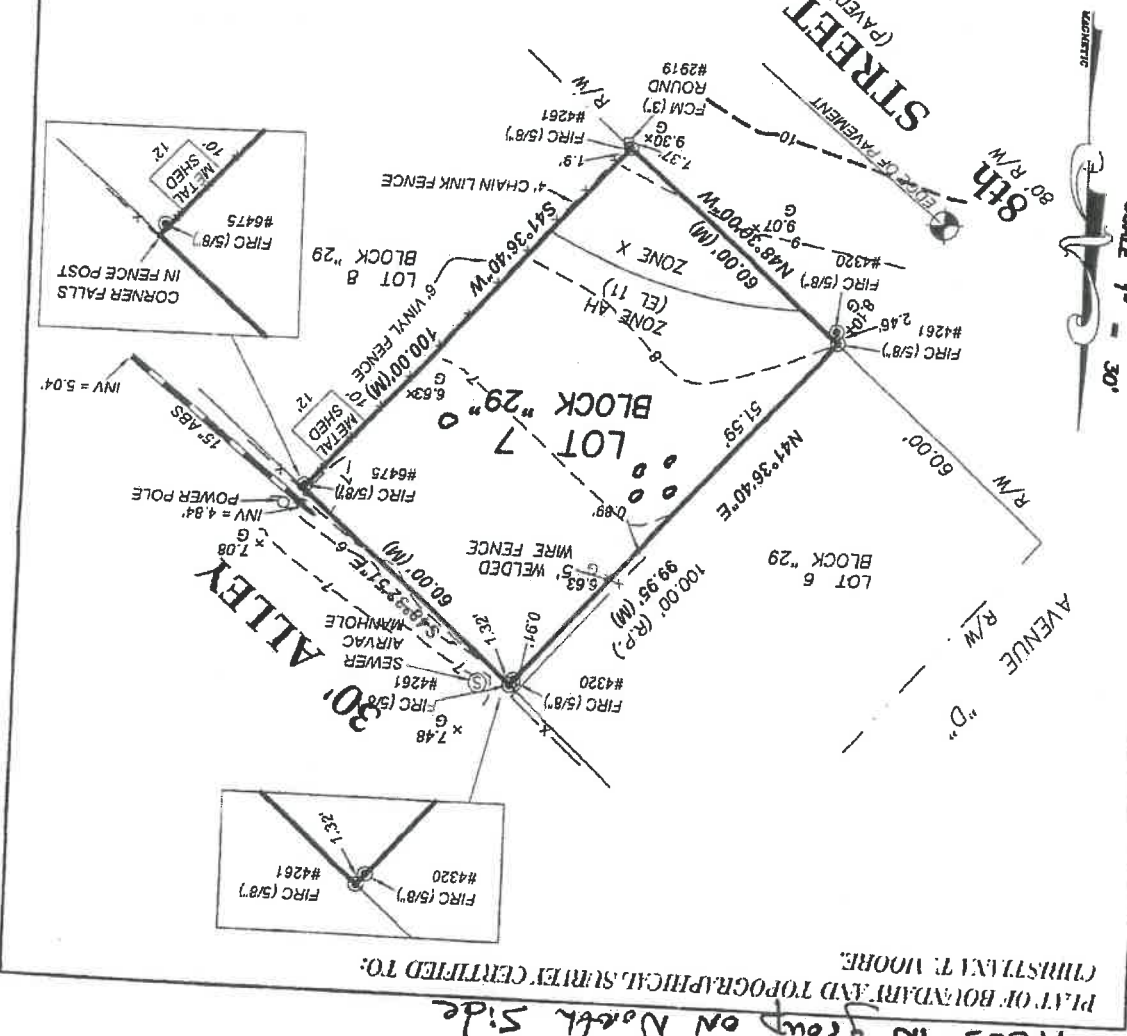
NOTES:

REVISD: 09/10/12: TOPOGRAPHICAL SURVEY

LEGAL DESCRIPTION:  
Lot 7, Block "29" of the CITY OF APALACHICOLA, as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

**LEGEND**

R/W RIGHT OF WAY  
M MEASURED  
R.P. RECORD PLAT  
FCM FOUND CONCRETE  
FIRC FOUND IRON ROD & CAP  
MONUMENT FOUND CONCRETE  
MONUMENT FOUND IRON ROD & CAP

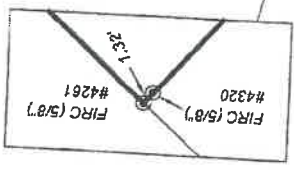
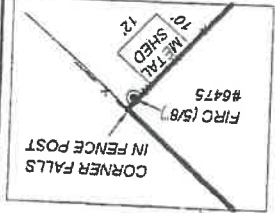


SCALE 1" = 30'

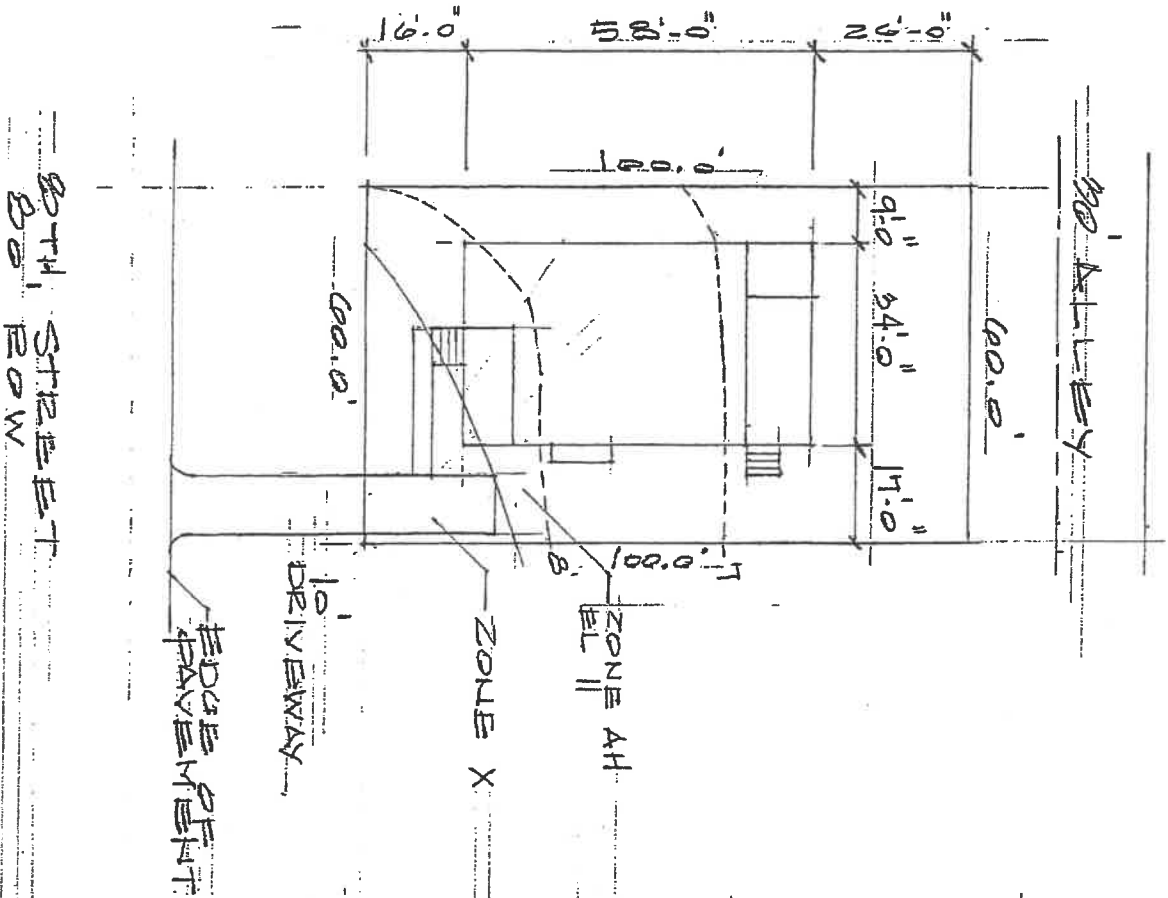
8th STREET (PAVED)

ALLEY

AVENUE "D"



Pg 5 of 20



NORTH

PARCEL 10 #  
 LOT # 129  
 CITY OF APALACHICOLA  
 FRANKLIN CO, FL

LOT SIZE 6200 SQ. FT.

STRUCTURE 1997 SQ. FT.

IMPERVIOUS SURFACE 2337 SQ.  
 38% OF SITE TO BE COVERED.

CITY WATER  
 CITY SEWER

SITE PLAN SCALE 1" = 20'-0"

BOTH STREET ROW

100' DRIVEWAY

60'-0"

14'-0"

34'-0"

10'-0"

16'-0"

ZONE X

ZONE AH

DRIVEWAY

EDGE PAVEMENT



## Parcel Summary

**Parcel ID** 01-09S-08W-8330-0029-0070  
**Location Address** 51 8TH ST  
 32320  
**Brief Tax Description\*** BL 29 LOT 7 OR 322/344 OR 322/346 683/154 777/372 851/123 996/572 1063/103 1063/104  
 \*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** 20.8391  
**Acreage** 0.000  
**Homestead** N

[View Map](#)

## Owner Information

**Primary Owner**  
 Jackson John K  
 Christiana T Moore  
 428 Mcdaniel Street  
 Tallahassee, FL 32303

## Land Information

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

## Residential Buildings

**Building 1**  
**Type** SF APALACH  
**Total Area** 1,992  
**Heated Area** 1,582  
**Exterior Walls** BD/BATTEN  
**Roof Cover** MODULAR MT  
**Interior Walls** N/A  
**Frame Type** WOOD FRAME  
**Floor Cover** CLAY TILE; CARPET  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bathrooms** 2  
**Bedrooms** 3  
**Stories** 0  
**Effective Year Built** 2017

## Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0300	STEPS	1	0x0x0	32	SF	2017

## Sales









Multi Parcel	Sale Date	Sale Price
N	05/21/2012	\$40,300
N	05/21/2012	\$40,300
N	08/10/2009	\$202,400
N	05/16/2005	\$235,000
N	02/19/2004	\$99,500
N	11/30/2001	\$55,000
N	07/25/1990	\$6,800

## Valuation

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$125,295	\$124,348	\$107,395	\$0
Extra Features Value	\$240	\$240	\$240	\$0
Land Value	\$72,000	\$72,000	\$76,500	\$76,500
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$197,535	\$196,588	\$184,135	\$76,500



**Legend**

-  Parcels
-  Roads
-  City Labels
- Flood Map**
-  X: Outside 500 Year Flood
-  A: 100 Year Special Flood Area
-  AE: SFHA with base flood elevation BFI
-  VE: Coastal SFHA with BFE & velocity wave action
-  Openwater

Parcel ID 01-09S-08W-8330-0029-0070  
 Sec/Twp/Rng 1-9S-8W  
 Property Address 51 8TH ST

Alternate ID 08W09S01833000290070  
 Class SINGLE FAM  
 Acreage n/a

Owner Address JACKSON JOHN K  
 CHRISTIANA T MOORE  
 428 MCDANIEL STREET  
 TALLAHASSEE, FL 32303

District 3  
 Brief Tax Description BL 29  
 (Note: Not to be used on legal documents)

Date created: 2/5/2020  
 Last Data Uploaded: 2/5/2020 7:42:08 AM

Developed by  Schneider  
 GEOSPATIAL



**Overview**



**Legend**

-  Parcels
-  Roads
-  City Labels

**Parcel ID** 01-09S-08W-8330-0029-0070  
**Sec/Twp/Rng** 1-9S-8W  
**Property Address** 518TH ST

**Alternate ID** 08W09S01833000290070  
**Class** SINGLE FAM  
**Acreage** n/a

**Owner Address** JACKSON JOHN K  
CHRISTIANA T MOORE  
428 MCDANIEL STREET  
TALLAHASSEE, FL 32303

**District** 3  
**Brief Tax Description** BL 29  
(Note: Not to be used on legal documents)

Date created: 2/5/2020  
Last Data Uploaded: 2/5/2020 7:42:08 AM

Developed by  **Schneider**  
GEOSPATIAL





Building Dept. Review Summary

P&Z Meeting February 10th, 2020

Address: 206 9<sup>th</sup> St.

Zoning: R-1

Historic District: Yes

Block: 161

Lots: 2 & 3

Project Description: Demolition of a 520 Sq. Ft.

Flood Zone: X

Placed on the Agenda in March 2020 to allow for any input from citizens following public notice.

Prior to the Certificate of Appropriateness being issued by Planning and Zoning, the application must be advertised and a sign displayed in the yard.

The first advertisement is scheduled in the paper for February 13<sup>th</sup>, February 20<sup>th</sup>, & March 5th, 2020.

All demolitions must be advertised 3 times prior to issuance of a certificate of appropriateness/ demolition permit.

**Staff recommends this item be reviewed and discussed in the February Meeting and added to the March Meeting Agenda for decision once required advertising is completed.**

**EPCI**  
**PERMIT APPLICATION**  
**DEMOLITION**

DATE: 1/17/20 FBC # \_\_\_\_\_  
OWNER'S NAME: GARY ZIEGLER  
ADDRESS: 160 8TH ST  
CITY, STATE & ZIP CODE: APALACHICOLA FL PHONE # 908-460-7812  
CONTRACTOR'S NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_  
STATE LICENSE NUMBER: \_\_\_\_\_ COMPETENCY CARD # \_\_\_\_\_  
ADDRESS OF PROJECT: 206 9TH ST  
PROPOSED USE OF SITE: VACANT  
PROPERTY PARCEL ID # G1-895-08W-8330-0161-0020  
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 \_\_\_\_\_  
# 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.

Gary Ziegler  
Signature of Owner or Agent  
Date: 1/17/20

\_\_\_\_\_  
Signature of Contractor  
Date: \_\_\_\_\_

APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**-HISTORIC DISTRICT ONLY-**

**Official Use Only**

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

**CONTRACTOR INFORMATION**

Owner GARY ZIEGLER  
Address 160 8TH ST  
City APALACHICOLA State FL Zip 32320  
Phone (908) 460-7812

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: 206 9TH ST City & State: APALACHICOLA, FL Zip 32320

Historic District  Non-Historic District Zoning District \_\_\_\_\_

Parcel #: 01-095-08W-8330-0161-0020 Block(s) 161 Lot(s) 2

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

**OFFICIAL USE ONLY**

**Setback requirement of Property:**

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

Water Available: \_\_\_\_\_ Sewer Available: \_\_\_\_\_ Taps Paid \_\_\_\_\_

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

**Certificate of Appropriateness Approval:**

\_\_\_\_\_  
Chairperson, Apalachicola Planning & Zoning Board

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

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

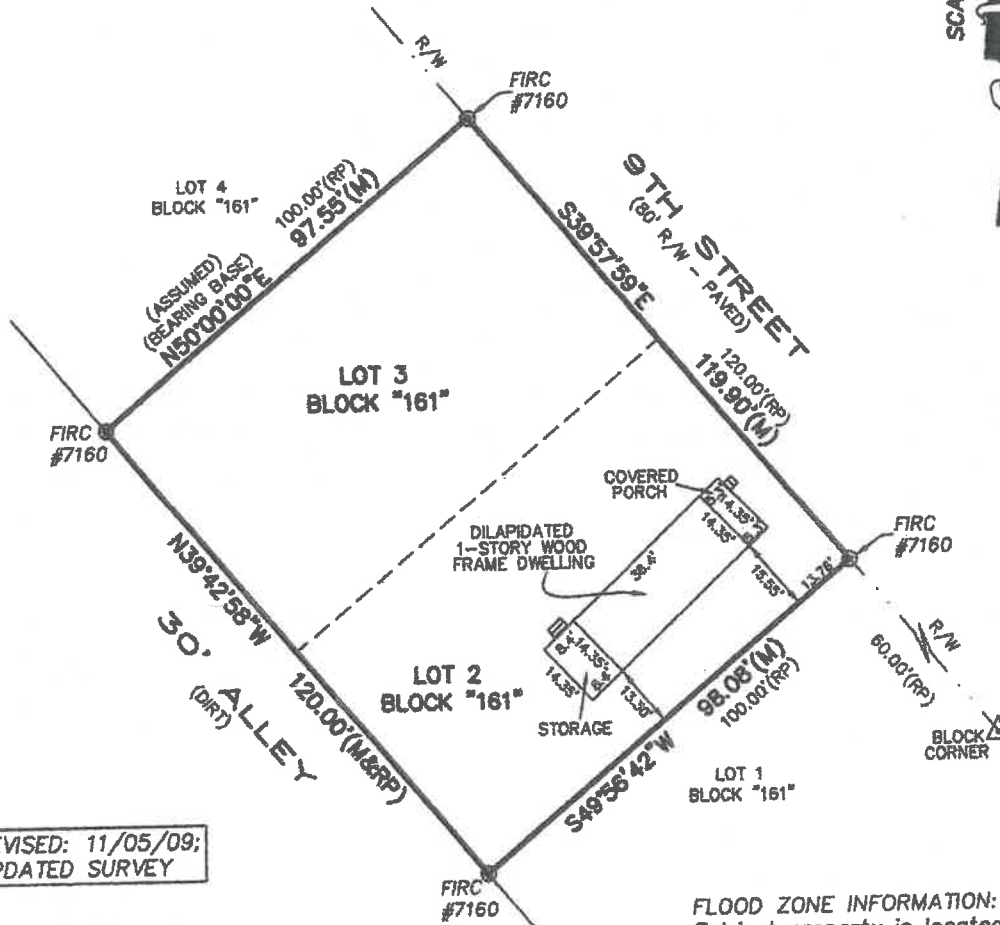
**Describe The Proposed Project and Materials.** Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

DEMOLITION OF DILAPIDATED STRUCTURE SHOWN ON  
2005 SURVEY.

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

PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
 DEBORAH MARCELLA REHN,  
 SUNSHINE BANK,  
 EQUITY LAND TITLE,  
 GREENSPAN MARDER, P.A.,  
 FIDELITY NATIONAL TITLE INSURANCE CO.

SCALE 1" = 30'



REVISED: 11/05/09;  
 UPDATED SURVEY

**LEGAL DESCRIPTION:**  
 Lots 2 and 3, Block 161, of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

**FLOOD ZONE INFORMATION:**  
 Subject property is located in Zone X as per Flood Insurance Rate Map Community Panel Number: 120089 0526E, Index Date: June 17, 2002, Franklin County, Florida.

**NOTES:**

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

**LEGEND**

- R/W RIGHT OF WAY
- FIRC FOUND IRON ROD & CAP #7160
- FCM FOUND CONCRETE MONUMENT
- SIRC SET IRON ROD AND CAP #7160
- NTS NOT TO SCALE
- △ POINT NOT SET OR FOUND
- FIR FOUND IRON ROD

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

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

**THURMAN RODDENBERRY & ASSOCIATES, INC.**  
 Professional Surveyors & Mappers

LB NO 7180

P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 962-2838

DATE: 01/27/05	DRAWN BY: JHR	N.B. 403 PG 48	COUNTY: FRANKLIN
FILE: 05071.DWG	DATE OF LAST FIELD WORK: 11/04/09	JOB NUMBER: 05-071	

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

## CERTIFICATION

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

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

DATE

1/17/20

SIGNATURE OF APPLICANT





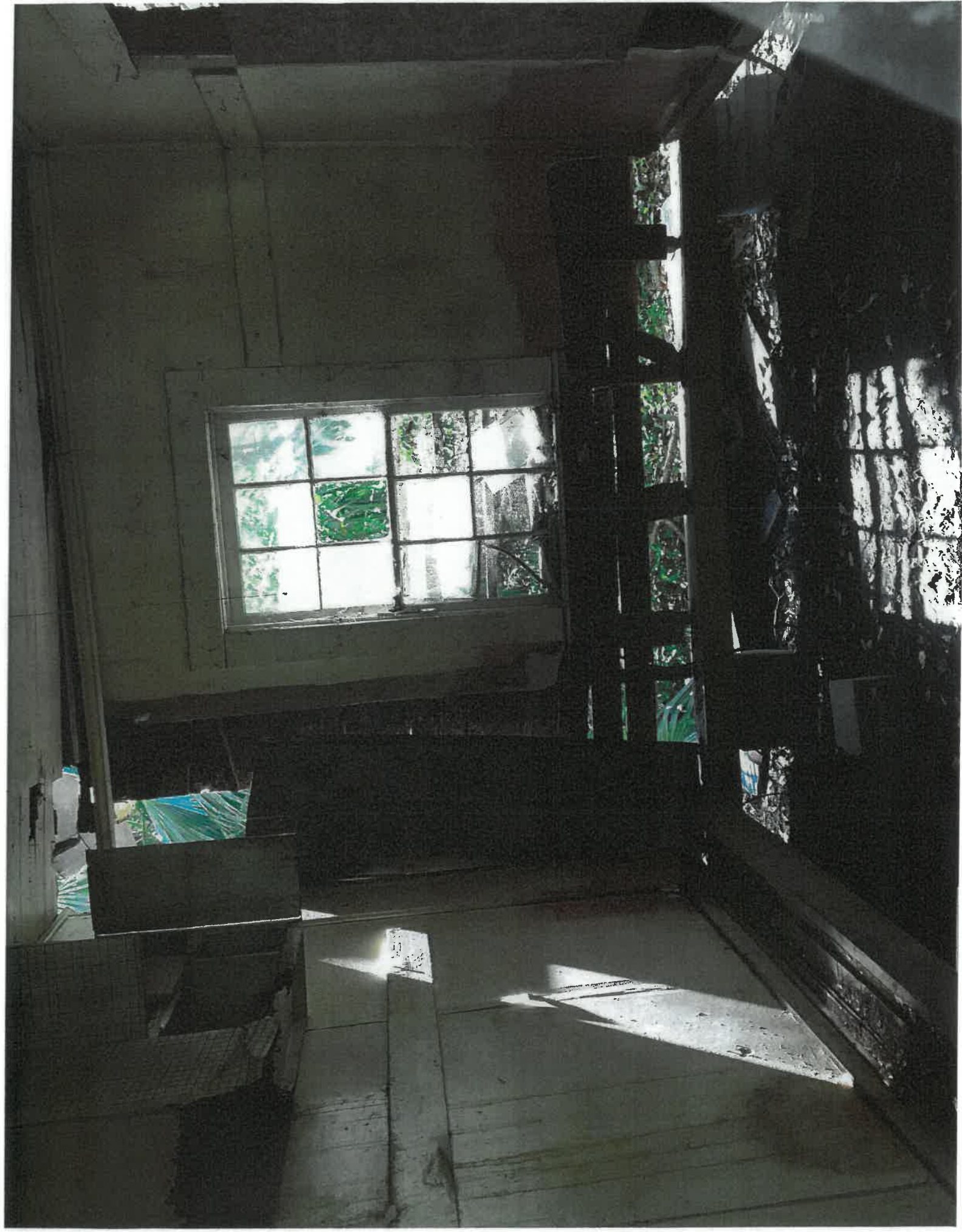






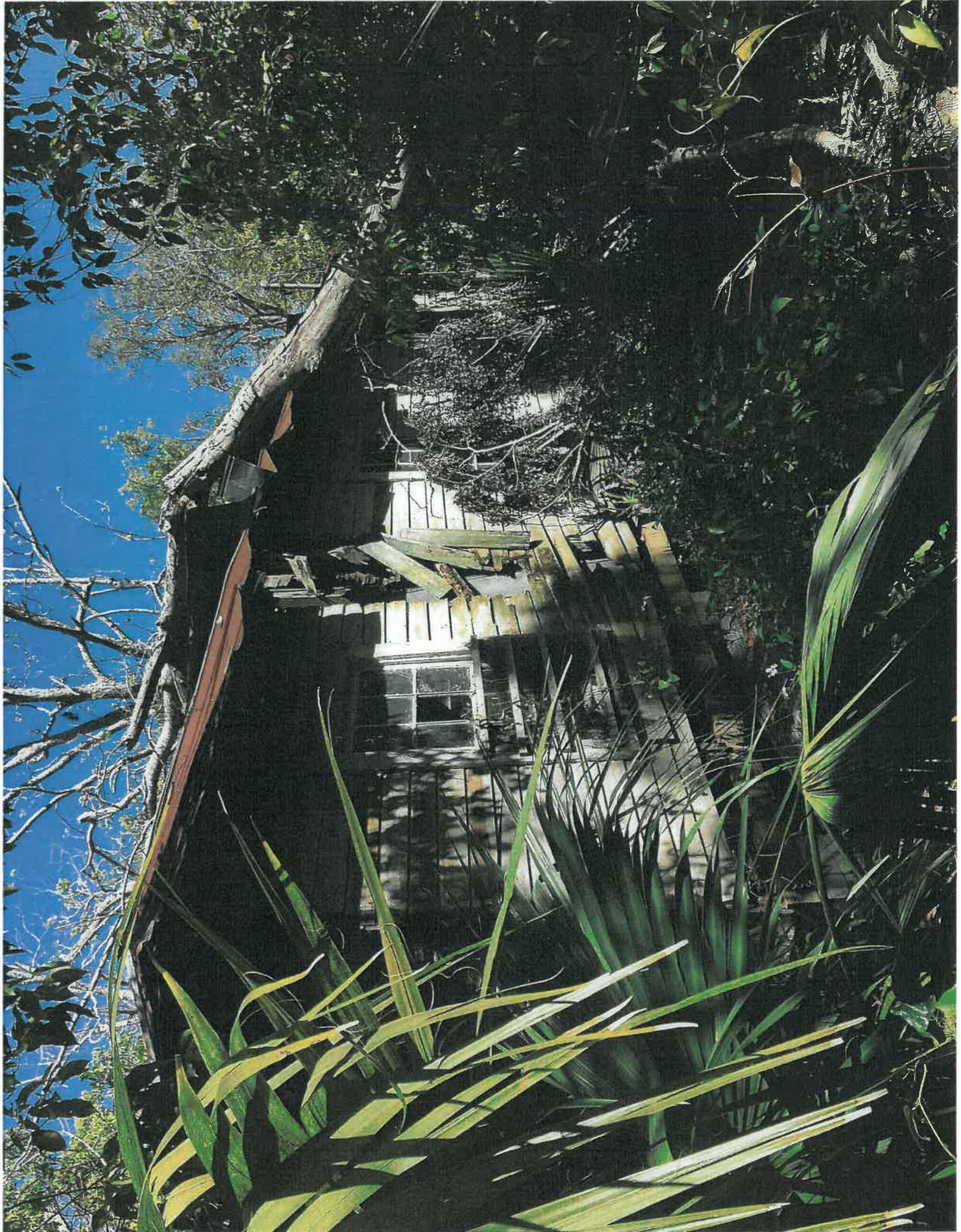














### Parcel Summary

**Parcel ID** 01-09S-08W-8330-0161-0020  
**Location Address** 32320  
**Brief Tax Description\*** BL 161 LOTS 2-3 NN-13 835/372 968/275 968/276 974/194 997/469 1013/771 1019/728 1024/447  
*\*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** 20.8391  
**Acresage** 0.000  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
Ziegler Gary  
 160 8th Street  
 Apalachicola, FL 32320

### Land Information

Code	Land Use	Number of Units	Frontage	Depth
000801	THE HILL - APALACH	120.00	0	0

### Residential Buildings

**Building 1**  
**Type** SF APALACH  
**Total Area** 520  
**Heated Area** 468  
**Exterior Walls** MINIMUM  
**Roof Cover** MINIMUM  
**Interior Walls** MINIMUM  
**Frame Type** WOOD FRAME  
**Floor Cover** NONE  
**Heat** N/A  
**Air Conditioning** N/A  
**Bathrooms** 0  
**Bedrooms** 0  
**Stories** 0  
**Effective Year Built** 1954

### Sales

Multi Parcel	Sale Date	Sale Price
N	11/05/2010	\$12,000
N	09/15/2009	\$137,600
N	09/11/2008	\$100
N	06/25/2008	\$100
N	06/25/2008	\$100
N	02/22/2005	\$137,100

### Valuation

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$464	\$464	\$397	\$397
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$66,000	\$66,000	\$48,000	\$60,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$66,464	\$66,464	\$48,397	\$60,397
Assessed Value	\$45,384	\$49,922	\$41,258	\$37,507
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$45,384	\$49,922	\$41,258	\$37,507
Maximum Save Our Homes Portability	\$21,080	\$0	\$7,139	\$22,890

"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.



Building Dept. Review Summary

P&Z Meeting February 10th, 2020

Address: 128 22<sup>nd</sup> Ave. Corner Lot

Zoning: R-2

Historic District: No

Block: 255

Lots: 23-30

Project Description: 12' x 20' Shed 240 Sq. Ft.

Flood Zone: X/ AH 14'

Impervious Surface Proposed: 7% Allowed: 40% Complies with LDC

Height Proposed: 9' Allowed: 35' Complies with LDC

**Accessory Structure:**

Setbacks Required: Front (Fred Meyer St.): 15' Front (23<sup>rd</sup> St.): 15' Left: 15' Front (22<sup>nd</sup> Ave.): 15'

Setbacks Proposed: Front (Fred Meyer St.): 125' Front (23<sup>rd</sup> St.): 37' Left: 95' Front (22<sup>nd</sup> Ave.): 161'

**Staff Review:** This proposed accessory structure meets the setback requirement and is behind what appear to be 2 existing garages and a tree line buffer. However, upon closer review, this property could be considered to have 3 frontages.

**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**

**RECEIVED**  
**JAN 07 2020**  
BY: Th...

**APPLICATION FOR BUILDING PERMIT**

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

OWNER'S NAME: Nellie Sanders

ADDRESS: 128 22<sup>nd</sup> Avenue

CITY, STATE & ZIP CODE: Apalachicola, FL 33320 PHONE # 653-5685

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR'S NAME: Bestway Portable Buildings Inc. / Michael Kappel

ADDRESS: 2919 HWY 231 N  
Panama City, FL 32405

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # 850-747-8974

STATE LICENSE NUMBER: RR182811422 COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 128 22<sup>nd</sup> Avenue

PROPOSED USE OF SITE: 12' x 20' shed

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

PROPERTY PARCEL ID # 01-095-08W-8330-0355-0010

LEGAL DESCRIPTION OF PROPERTY: BL 255 LOTS 1 THRU 8 ALSO

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

BONDING COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

ARCHITECT'S/ENGINEER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

MORTGAGE LENDER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

WATER SYSTEM PROVIDER: \_\_\_\_\_ SEWER SYSTEM PROVIDER: \_\_\_\_\_

PRIVATE WATER WELL: \_\_\_\_\_ SEPTIC TANK PERMIT NUMBER: \_\_\_\_\_

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

**PURPOSE OF BUILDING:**

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

Distance from property lines: Front 161      Rear 37      L. Side 95  
 R. Side 135  
 Cost of Construction \$ 5167.00      Square Footage 240  
 EPI \_\_\_\_\_ Flood Zone \_\_\_\_\_ Lowest Floor Elevation 16"  
 Area Heated/Cooled \_\_\_\_\_ # Of Stories 1      # Of Units 1  
 Type of Roof Alum      Type of Walls Alum      Type of Floor wood  
 Extreme Dimensions of: Length 12      Height 8'      Width 20'

**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 \_\_\_\_\_

*[Handwritten Signature]*  
Signature of Contractor

Date: \_\_\_\_\_

Date: 1-7-2020

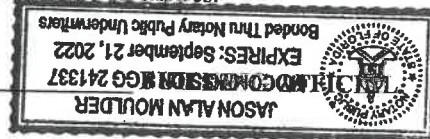
Notary as to Owner or Agent \_\_\_\_\_

*[Handwritten Signature]*  
Notary as to Contractor

My Commission expires: \_\_\_\_\_

My Commission expires:

APPLICATION APPROVED BY: \_\_\_\_\_



**Parcel Summary**

Parcel ID 01-095-08W-8330-0255-0010  
 Location Address 128 22ND AVE  
 32320  
 Brief Tax Description\* BL 255 LOTS 1 THRU 8 ALSO LOTS 23-30 ORB 281 PAGE 336 ORB 283 PAGE 199  
 \*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 20.8391  
 Acreage 0.000  
 Homestead Y

[View Map](#)

**Owner Information**

Primary Owner  
 Sanders Donald & Nellie M  
 128 22nd Avenue  
 Apalachicola, FL 32320

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	240.00	FF	0	0
000155	SFR GREATER APALACH	240.00	FF	0	0

**Residential Buildings**

Building 1  
 Type SF APALACH  
 Total Area 3,230  
 Heated Area 2,130  
 Exterior Walls FACE BRICK  
 Roof Cover COMP SHNGL  
 Interior Walls DRYWALL  
 Frame Type N/A  
 Floor Cover CARPET; SHT VINYL  
 Heat AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 2  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 1990

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	13 x 149 x 0	1,937	UT	0
0390	CON WALL	1	26 x 6 x 0	156	UT	0
0320	CONCRETE	1	17 x 11 x 0	187	UT	0
0320	CONCRETE	1	35 x 3 x 0	105	UT	0
0830	BRICK FENCE	1	0 x 0 x 0	100	UT	0

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/03/1988	\$8,160	WD	283	199	Qualified (Q)	Vacant	FLOYD	SANDERS

**Valuation**

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$170,361	\$169,341	\$147,773	\$147,773	\$149,522
Extra Features Value	\$4,681	\$4,681	\$4,681	\$4,681	\$4,681
Land Value	\$96,000	\$96,000	\$72,000	\$72,000	\$72,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$271,042	\$270,022	\$224,454	\$224,454	\$226,203
Assessed Value	\$168,022	\$173,063	\$164,889	\$161,498	\$158,176
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$118,022	\$123,063	\$114,889	\$111,498	\$108,176
Maximum Save Our Homes Portability	\$103,020	\$96,959	\$59,565	\$62,956	\$68,027

"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.

Client no: 653-9783

1 City

City Hall  
Old High School  
H

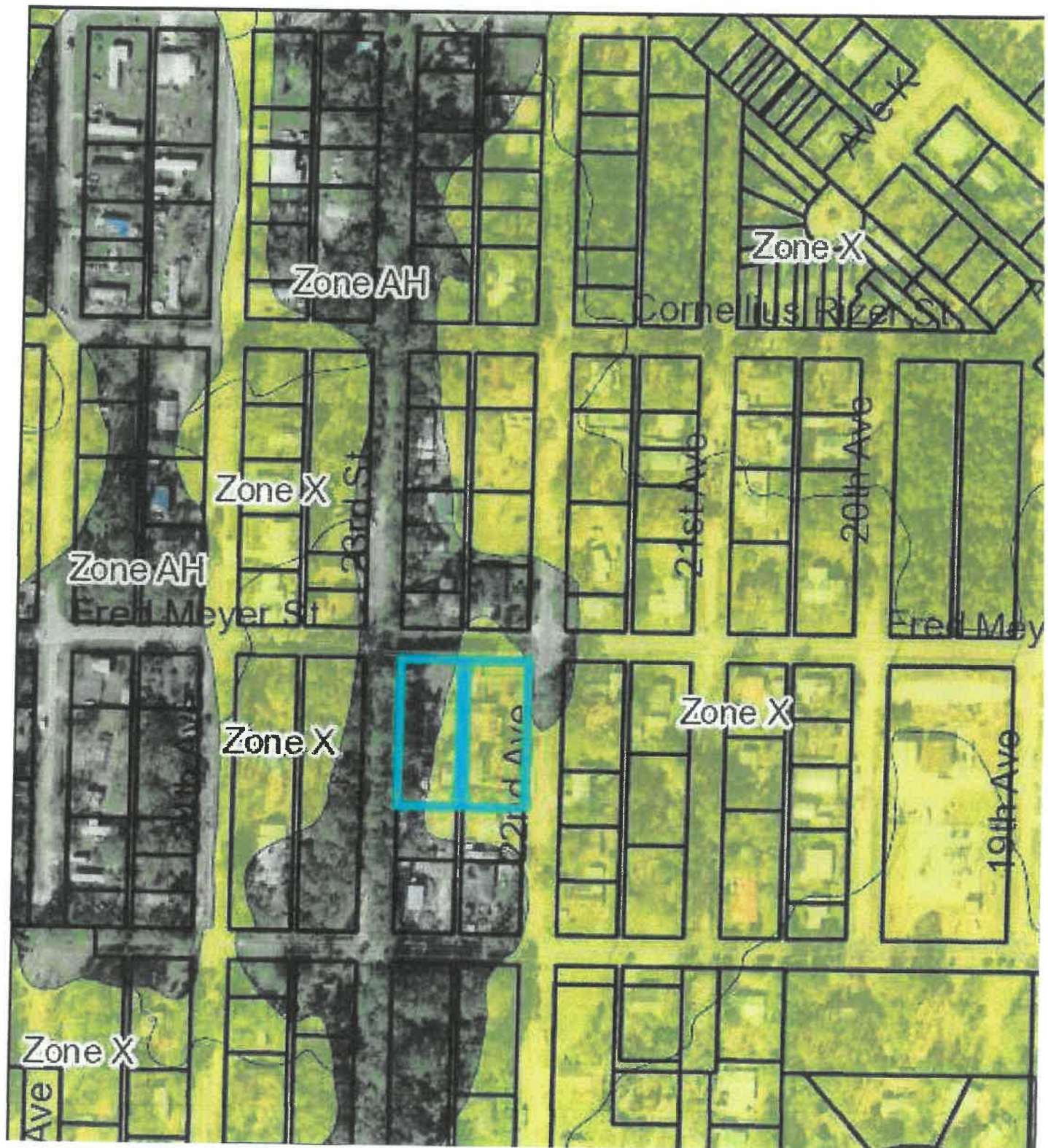


qPublic.net™

Franklin Cou

Current Elevation Certificate

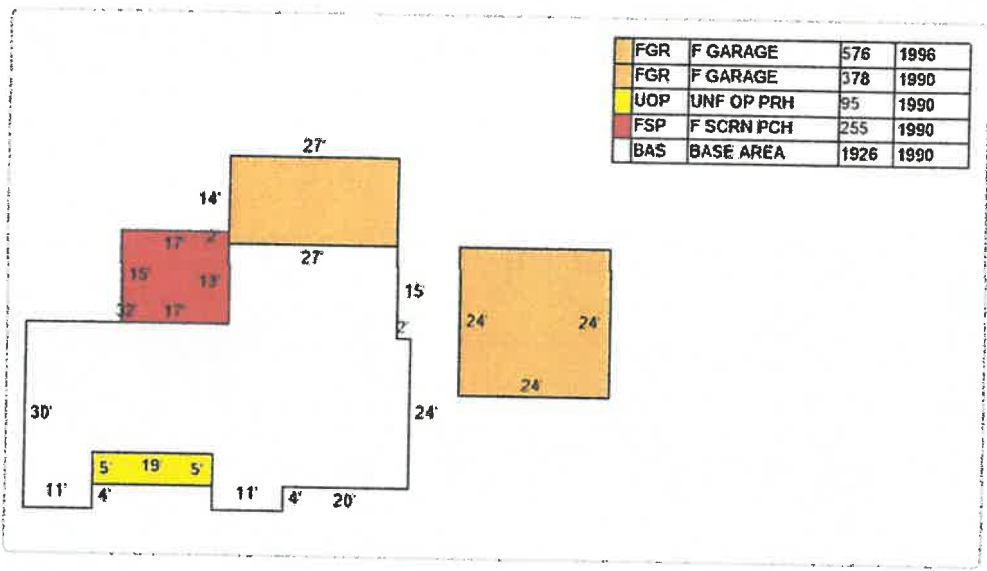
229-1093



TRIM Notices

2019 TRIM Notice

Sketches



No data available for the following modules: Commercial Buildings.

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

User Privacy Policy  
GDPR Privacy Notice

Last Data Upload: 1/6/2020 6:39:07 AM



Version 2.3.31





- Legend**
- Parcels
  - Roads
  - City Labels

245

<b>Parcel ID</b>	01-09S-08W-8330-0255-0010	<b>Alternate ID</b>	08W09S01833002550010	<b>Owner Address</b>	SANDERS DONALD & NELLIE M
<b>Sec/Twp/Rng</b>	1-9S-8W	<b>Class</b>	SINGLE FAM		128 22ND AVENUE
<b>Property Address</b>	128 22ND AVE	<b>Acreage</b>	n/a		APALACHICOLA, FL 32320
<b>District</b>	3				
<b>Brief Tax Description</b>	BL 255				

(Note: Not to be used on legal documents)

Date created: 1/6/2020  
 Last Data Uploaded: 1/6/2020 7:39:07 AM

Developed by  Schneider  
 GEOSPATIAL

**NOTICE OF COMMENCEMENT**

Inst: 202019000072 Date: 01/07/2020 Time: 10:25AM  
Page 1 of 1 B: 1256 P: 624, Marcia Johnson,  
Clerk of Court Franklin County, By: BM  
Deputy Clerk

Space Reserved For Recording:

PERMIT # \_\_\_\_\_ PARCEL ID # 01-095-08W-8330-0255-0010

STATE OF FLORIDA, COUNTY OF FRANKLIN

The UNDERSIGNED hereby gives notice that improvements will be made to certain real property, an in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

**LEGAL DESCRIPTION OF PROPERTY:** (Include Street Address)

128 22<sup>nd</sup> Avenue

Lots 1-8 Lots 23-30 Lot 255 City of Apalachicola

General Description of Improvements: 12' x 20' shed

**Owner Information or Lessee Information Contracted For The Improvements:**

Name: Nellie Sanders Phone Number: 653-5685

Address: 128 22<sup>nd</sup> Avenue, Apalachicola, FL 32320

Owner's Interest In Site Of The Improvement: 100 %

Name & Address Of Fee Simple Titleholder:

(If Different From Owner Listed Above):

**Bestway Portable Buildings Inc.**

Contractor's Name: 2919 HWY 231 N Phone Number: \_\_\_\_\_

Address: Panama City, FL, 32405

850-747-8974

Surety: (If Applicable, A Copy Of The Payment Bond Is Attached): \_\_\_\_\_

Name & Address: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Lender Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

**PERSONS WITH IN THE STATE OF FLORIDA DESIGNATED BY THE OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED FOR BY FLORIDA STATUTE 713.13(1) (A) 7.**

NAME: \_\_\_\_\_

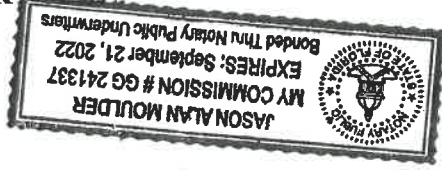
ADDRESS: \_\_\_\_\_

**IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LEINOR'S NOTICE AS PROVIDED IN SECTION 713.13 (1)(B) FLORIDA STATUTES:**

**EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DAT OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED.)** \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOBSITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

NOTARY SEAL:



Owner Signature: Nellie M. Sanders

Printed Name: Nellie Sanders

Sworn to me this 7<sup>th</sup> day of January In the year of 20 20

Notary Signature: Jason Alan Moulder

Printed Name: Jason Moulder



REV	DATE	COMMENTS



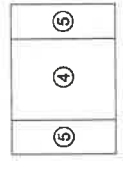
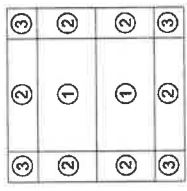
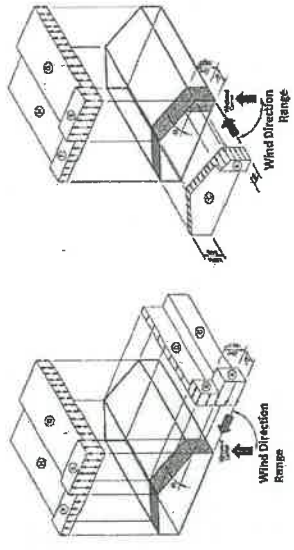
Portable Storage Building  
Panama City, FL 32404  
Up To 18' x 28' L. Storage Bldg.  
2919 N. Hwy 231  
Basway Portable Buildings, Inc.

General & Structural Notes

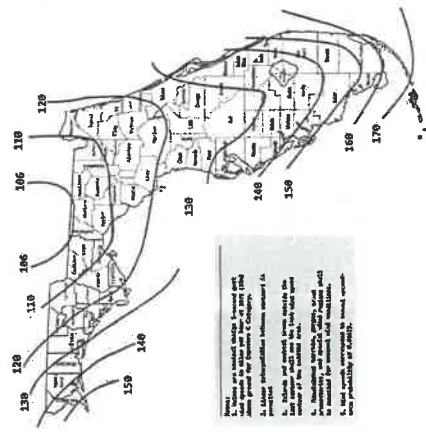
en30018 3:06:33 PM  
Drawn By: MJK  
Checked By: MJK  
Approved By: MJK

Drawing Number  
**S000**

RECEIVED  
JAN 07 2020  
BY: [Signature]



**\*DESIGN LOAD CRITERIA**  
WIND LOAD  
BASIC WIND SPEED = 120/130/140 MPH  
RISK CATEGORY: I  
WIND EXPOSURE = C  
MEAN ROOF HEIGHT = 15' (A) ABOVE GRADE  
ROOF PITCH = UP TO 4:12  
3'-0" EDGE DIST.



State of Florida  
Category 1 Building & Structures  
(in Miles Per Hour)

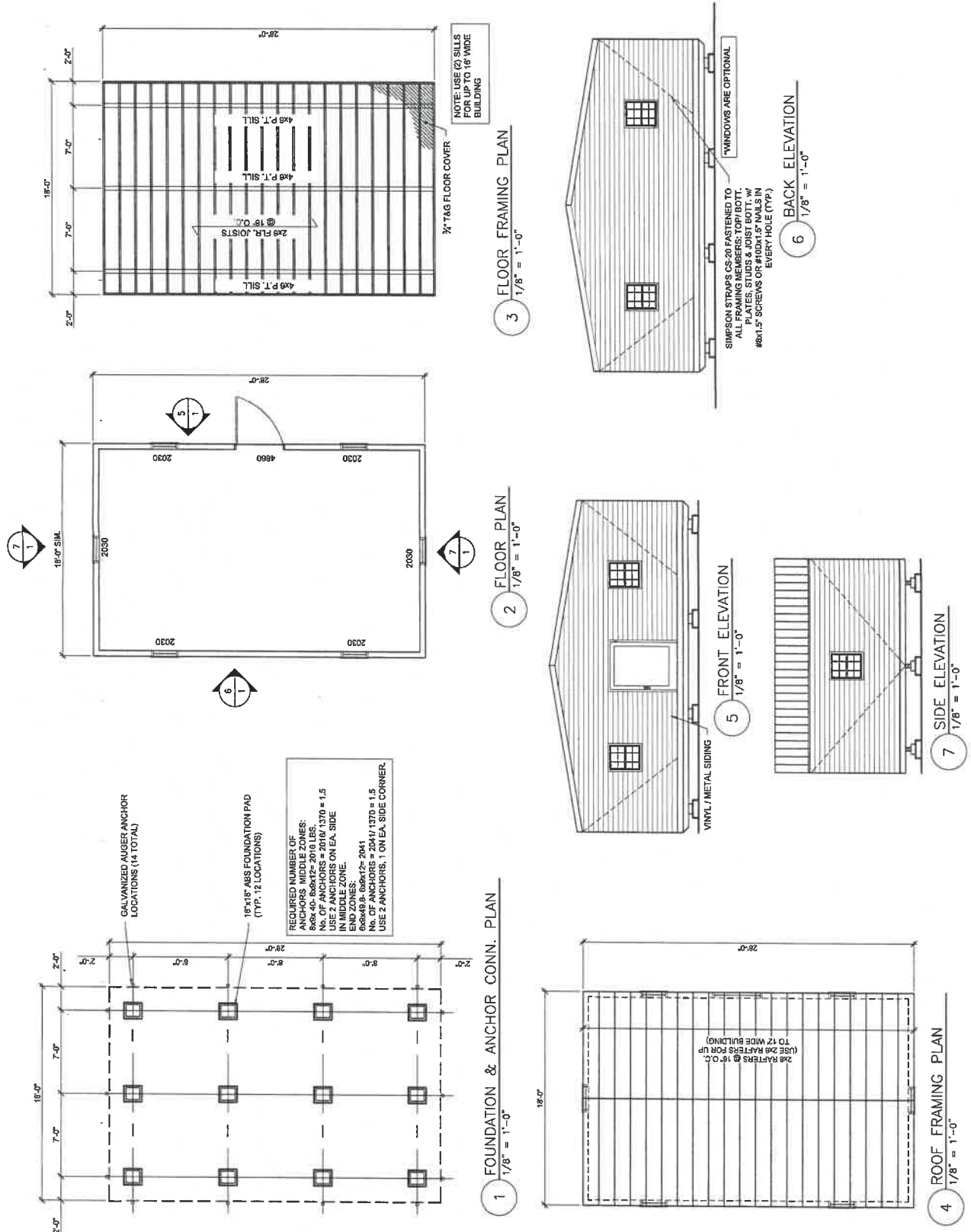
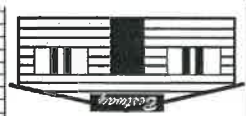
**GENERAL & STRUCTURAL NOTES:**  
DESIGN CODE DATA  
2015 INTERNATIONAL BUILDING CODE  
2017 FLORIDA BUILDING CODE  
ASCE 7-10: MINIMUM DESIGN LOADS FOR STRUCTURAL CONCRETE AND COMMENTARY  
ACI 318-08: BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY  
ANSI APFA NDS-2006: NATIONAL DESIGN SPECIFICATIONS FOR WOOD STRUCTURES  
BUILDING OCCUPANCY CATEGORY: I

**DESIGN LOADS:**  
DEAD LOADS:  
ROOF 15 PSF  
FLOOR 100 PSF  
ROOF 20 PSF  
WIND DESIGN CRITERIA:  
WIND SPEED (MPH): 140  
BASE VELOCITY PRESSURE (PSF): 33.1  
EXPOSURE: C  
ENCLOSURE CLASSIFICATION: ENCLOSED  
INTERNAL PRESSURE COEFFICIENT (GCp): +0.18, -0.18

COMPONENTS AND CLADDING				
ROOFS	DESIGN PRESSURE (PSF)		DESIGN PRESSURE (ASD)	
	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
TRIBUTARY AREA 10 SF	12.2	-28.9	7.3	-17.3
ZONE 1	12.2	-49.5	7.3	-29.7
ZONE 2	12.2	-68.5	7.3	-41.1
ZONE 3	12.2	-68.5	7.3	-41.1
TRIBUTARY AREA 100 SF	11.5	-27.1	6.9	-16.3
ZONE 1	11.5	-42.5	6.9	-25.5
ZONE 2	11.5	-58.9	6.9	-35.3
ZONE 3	11.5	-58.9	6.9	-35.3
WALLS	DESIGN PRESSURE			DESIGN PRESSURE
TRIBUTARY AREA 10 SF	25.1	-58.3	15.1	-25.0
ZONE 4	27.4	-56.5	13.5	-33.9
ZONE 5	27.4	-56.5	13.5	-33.9
TRIBUTARY AREA 500 SF	20.6	-31.4	12.4	-18.8
ZONE 4	18.4	-41.8	11.0	-25.1
ZONE 5	18.4	-41.8	11.0	-25.1

**NOTE:**  
CONTRACTOR TO PROVIDE FLORIDA APPROVAL NUMBERS FOR ALL STRUCTURAL COMPONENTS - ONLY PLANS WITH EMBOSSED SEALS & BLUE ORIGINAL SIGNATURES ARE ALLOWED  
THESE PLANS AND IDEAS AND CONCEPTS CONTAINED HEREIN, INCLUDING DIGITAL INFORMATION ARE THE PROPERTY OF MICHAEL K. WEBER, PE AND ARE NOT TO BE COPIED, REPRODUCED, MODIFIED OR CHANGED IN ANY FORM OR MANNER WITHOUT WRITTEN PERMISSION OF MICHAEL K. WEBER, PE. UNAUTHORIZED CHANGES TO THESE DRAWINGS AND WORK NOT DESCRIBED BY THESE DRAWINGS ARE NOT COVERED BY THE ENGINEER CERTIFICATION. VIOLATION OF THE COPYRIGHT LAWS MAY RESULT IN LEGAL ACTION.  
DESIGN ENGINEER IS NOT RESPONSIBLE FOR DAMAGE DUE TO POOR CRAFTSMANSHIP, IMPROPER INSTALLATION, FAULTY FABRICATION, HANDLING, SHIPPING OR ANY COMPONENTS OF THE STRUCTURE  
DO NOT SCALE DRAWINGS

MAIN WIND FORCE RESISTANCE SYSTEM [ENVELOPE PROCEDURE]				
ZONES	DESIGN PRESSURE		ASD (PSF)	
	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE A	34.4	-9.1	20.6	-5.4
ZONE B	22.9	-5.0	13.7	-3.0
ZONE C	22.9	-5.0	13.7	-3.0
ZONE D	22.9	-5.0	13.7	-3.0
ZONE E	20.8	-29.8	12.5	-17.9
ZONE F	20.8	-29.8	12.5	-17.9
ZONE G	20.8	-29.8	12.5	-17.9
ZONE H	15.8	-15.8	9.5	-9.5
E <sub>OH</sub>	41.8	-41.8	25.1	-25.1
G <sub>OH</sub>	32.7	-32.7	19.6	-19.6



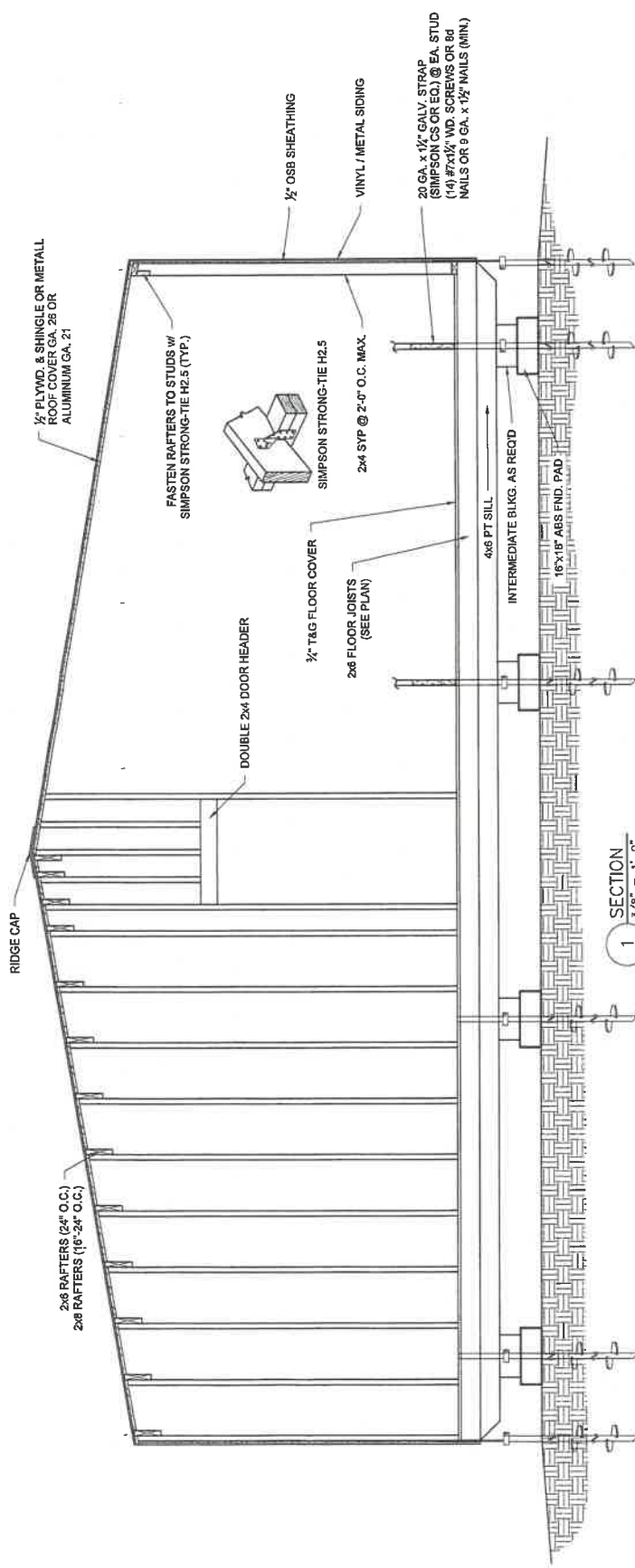
REV	DATE	COMMENTS



Bestway Portable Buildings, Inc.  
 Up to 18' x 28' Storage Bldg.  
 2919 N. Hwy 231  
 Panama City, FL 32404

Building Section  
 6/13/2019 3:31:43 PM  
 Project No.: 190224  
 Drawn By: DAW  
 Checked by: MGN

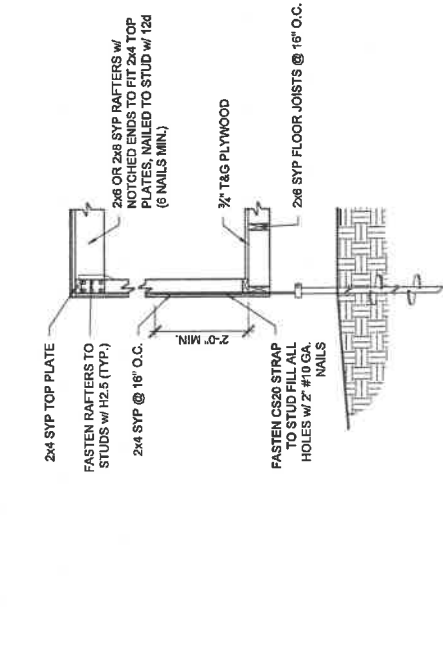
Drawing Number  
**S200**



1 SECTION  
 3/8" = 1'-0"

NOTE FOR STUD AND RAFTER SPACING:  
 STUDS @ 18" O.C. FOR VINYL / HARDIE BOARD SIDING  
 & 24" FOR METAL SIDING; OSB ONLY FOR VINYL/  
 HARDIE BOARD WALL SIDING AND FOR SHINGLE  
 ROOFING  
 ROOF COVER NAILING SCHEDULE:  
 USE 10d NAILS @ 6" O.C. AT THE PERIMETER AND  
 12" O.C. IN THE FIELD  
 WALL FRAMING:  
 USE 10d @ 6" O.C. AT THE PERIMETER AND 12" O.C.  
 IN THE FIELD

NOTES:  
 1.) ALL FRAMING RULES PER CHAPTER 23, 2014 F.B. CODE TO BE APPLIED  
 FRAMING LUMBER: MIN. #2, 19% MOISTURE CONTENT, SILLS & EXPOSED  
 TO BE CCA - PRESSURE TREATED  
 2.) CONNECTORS: SIMPSON OR SIMILAR  
 3.) NAILING: ALL TO BE COMMON (GALV. @ EXT.), SIMPSON @ CONNECTORS  
 4.) ANCHORAGE: GRADE A38



2 SECTION  
 1/2" = 1'-0"

GALVANIZED AUGER ANCHOR M12H-3/4" RATED 3150  
 LBS WORKING LOAD IN CLASS 4A SOIL, INSTALLED  
 PER MANUFACTURER'S GUIDELINES



Building Dept. Review Summary

P&Z Meeting February 10th, 2020

Address: 99 16<sup>th</sup> St.

Zoning: R-1

Historic District: Yes

Block: 99

Lot: 6

Project Description: Enclose existing screen porch with windows & fence permit

Flood Zone: X

Lot Size: 60' x 100'

Impervious Surface Proposed: No Changes/ 38% Allowed: 40%

Height Proposed: No Changes / Existing Allowed: 35' **Comply with LDC.**

Setbacks Required: Front( 16<sup>th</sup> St.): 15' Rear: 25' Right: 10' or 7.5' Front (Ave. F): 15'

Setbacks proposed: Front( 16<sup>th</sup> St.): 38.11' Rear: 51.19' Right: 9.14' Front (Ave. F): 15.79'

Setbacks Proposed: **Comply with LDC.**

**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**  
**APPLICATION FOR BUILDING PERMIT**



**Official Use Only**

PERMIT #: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ - \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

PROPERTY OWNER'S NAME(S): Peggy Ann Brown

ADDRESS: 99 16<sup>th</sup> St.

CITY, STATE & ZIP CODE: Apalachicola, FL. 32320 PHONE # 802-579-3860

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): None

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR: Tim Poloronis

ADDRESS: Apalachicola, FL. 32320

CITY, STATE & ZIP CODE: Apalachicola, FL. 32320 PHONE # 850-653-8167

STATE LICENSE NUMBER: \_\_\_\_\_ CITY OF APALACHICOLA LICENSE # \_\_\_\_\_

ADDRESS OF PROJECT: 99 16<sup>th</sup> St. Apalachicola, FL.

DESCRIPTION OF PROPOSED JOB: Convert an existing screened porch into a windowed porch.

STRUCTURE IS LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?  YES  NO No body of water nearby

PROPERTY PARCEL ID # \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: Single <sup>family</sup> home, residential dwelling

**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: \_\_\_\_\_



**PLAT OF BOUNDARY SURVEY CERTIFIED TO:**

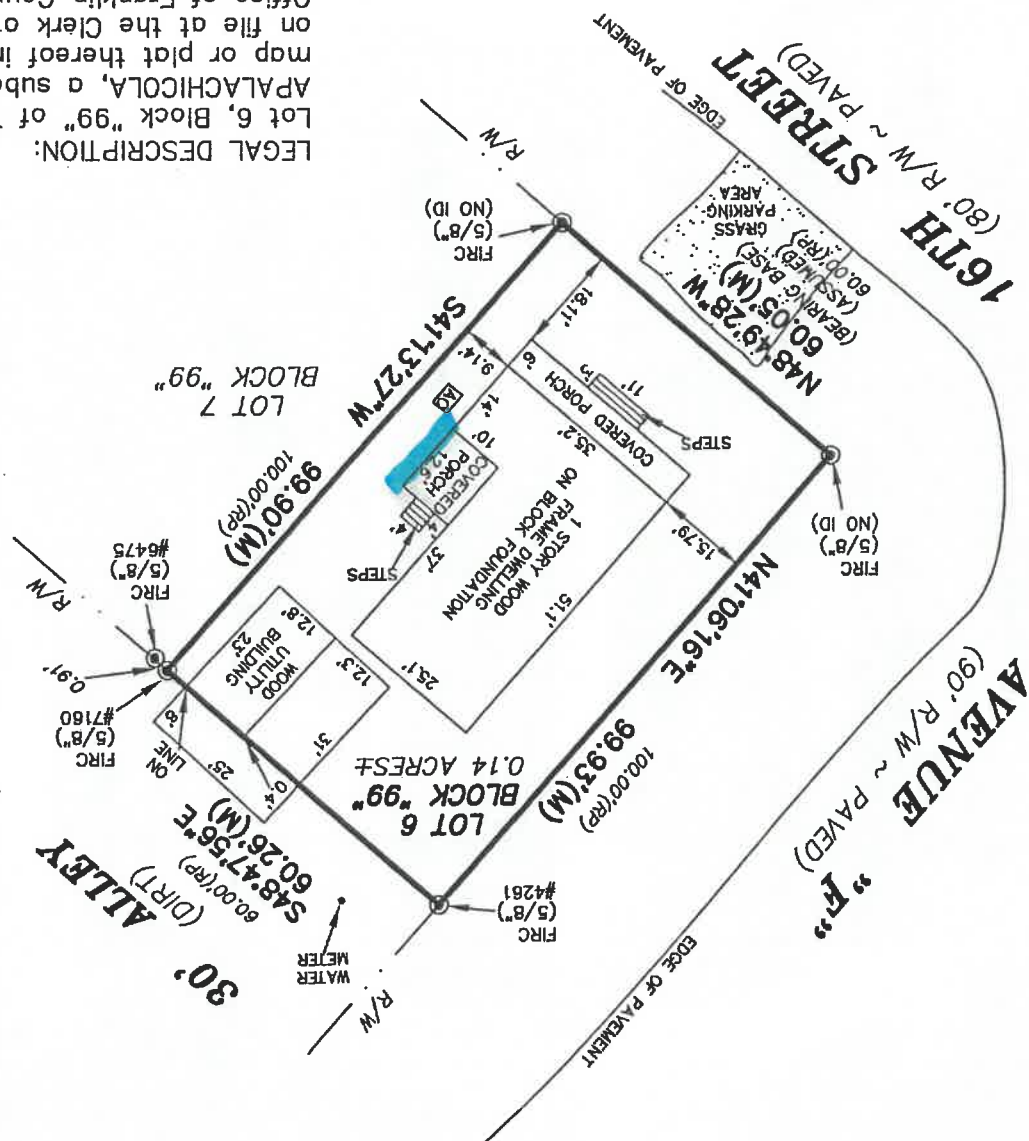
**PEGGY BROWN**



**GRAPHIC SCALE**

**LEGEND**

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD
AND CAP	
FCM	FOUND CONCRETE
SIRC	SET 5/8" IRON
ROD #7160	
R/W	RIGHT-OF-WAY
NOT TO SCALE	



LEGAL DESCRIPTION:  
 Lot 6, Block "99" of the City of  
 Apalachicola, a subdivision as per  
 map or plat thereof in common use  
 on file at the Clerk of the Circuit  
 Office of Franklin County, Florida

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right of way boundary of 16th Street having an assumed bearing of North 48 degrees 49 minutes 28 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

From: Peggy Brown pegbrown98@gmail.com  
Subject: Permit  
Date: January 10, 2020 at 9:53 AM  
To: pegbrown98@gmail.com

PB



Existing screened porch.  
Converted windowed porch will have Marvin or Anderson hurricane resistant windows

**From:** Peggy Brown pegbrown98@gmail.com  
**Subject:** Permit  
**Date:** January 10, 2020 at 12:05 PM  
**To:** pegbrown98@gmail.com



*Example of converted windowed porch by Tim Poloronis.*

**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**  
**APPLICATION FOR BUILDING PERMIT**

Official Use Only

PERMIT #: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ - \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

PROPERTY OWNER'S NAME(S): Peggy Ann Brown

ADDRESS: 99 16<sup>th</sup> St.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 802-579-3860

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): None

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR: Richard Ham

ADDRESS: 344 Brownsville Rd.

CITY, STATE & ZIP CODE: Apalachicola, FL 32329 PHONE # 850-832-0041

STATE LICENSE NUMBER: \_\_\_\_\_ CITY OF APALACHICOLA LICENSE # \_\_\_\_\_

ADDRESS OF PROJECT: 99 16<sup>th</sup> St. Apalachicola, FL 32320

DESCRIPTION OF PROPOSED JOB: 40' of fence between Brown house and the house next door, not visible from 16<sup>th</sup> St. or Ave. F.

STRUCTURE IS LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?  YES  NO No body of water nearby.

PROPERTY PARCEL ID # \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: Single<sup>family</sup> home, residential dwelling

**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: \_\_\_\_\_

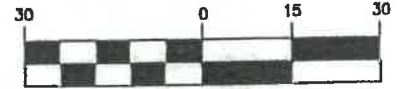
WATER SYSTEM PROVIDER: \_\_\_\_\_ SEWER SYSTEM PROVIDER: \_\_\_\_\_

PRIVATE WATER WELL: \_\_\_\_\_ SEPTIC TANK PERMIT NUMBER: \_\_\_\_\_



**PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
PEGGY BROWN**

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

**LEGEND**

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



**LEGAL DESCRIPTION:**

Lot 6, Block "99" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office of Franklin County, Florida

**NOTES:**

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeasterly right of way boundary of 16th Street having an assumed bearing of North 48 degrees 49 minutes 28 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are

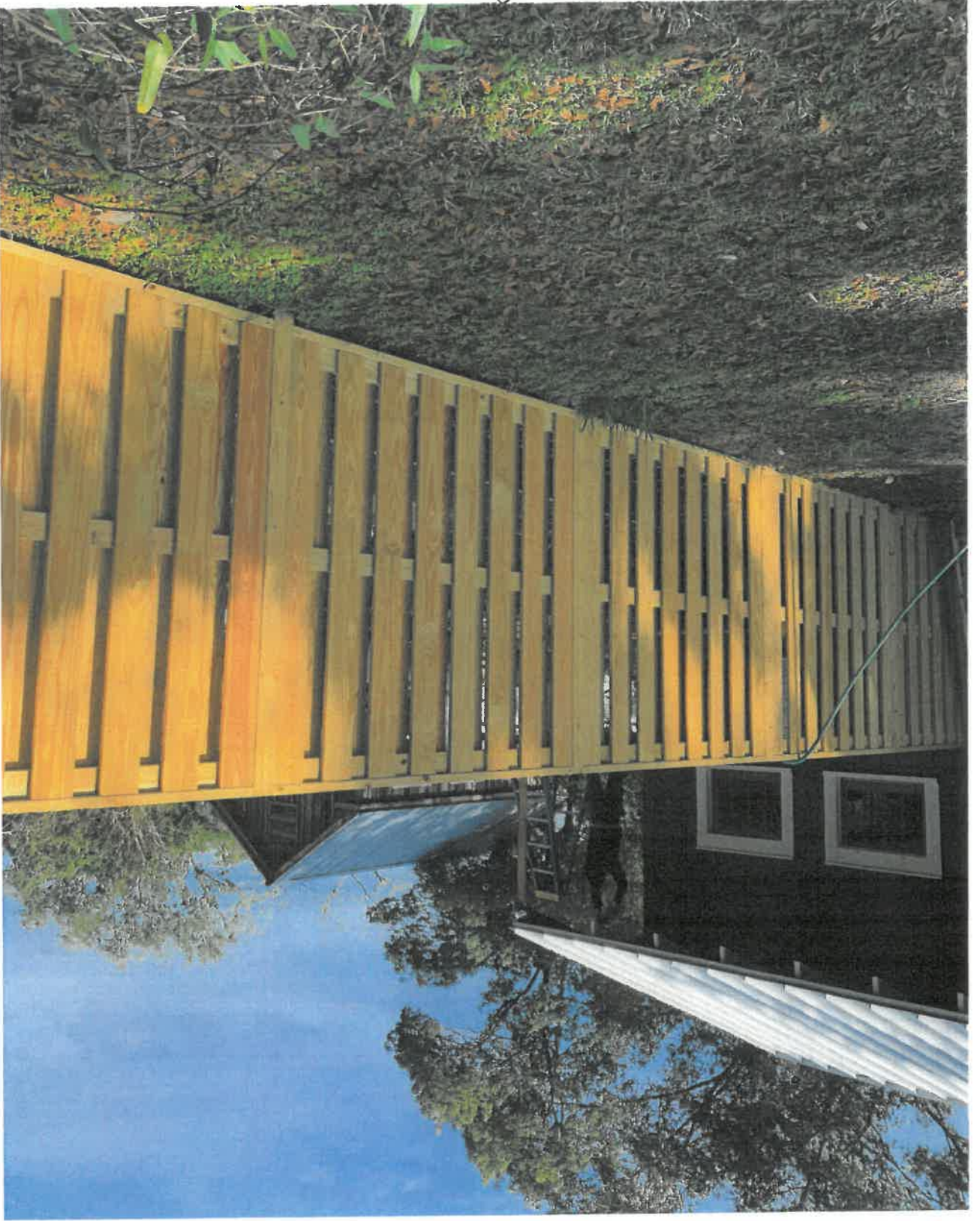
**FLOOD ZONE INFORMATION:**

Line of fence will run from location of photographer to palm tree in left. Approximately 40';



From: Peggy Brown pegbrown98@gmail.com  
Subject: Permit  
Date: January 10, 2020 at 9:54 AM  
To: pegbrown98@gmail.com

Example of wood shadow box fence on Ave C.



From: Peggy Brown pegbrown98@gmail.com  
Subject: Permit  
Date: January 10, 2020 at 11:37 AM  
To: pegbrown98@gmail.com







Building Dept. Review Summary

P&Z Meeting February 10th, 2020

Address: 90 8<sup>th</sup> St.

Zoning: C-2

Historic District: Yes

Block: 32

Lot: 3

Project Description: 156 Sq. Ft. Addition

Flood Zone: AE 10'

Lot Size: 60' x 100'

Impervious Surface Proposed: 33.8% Allowed: 40%

Height Proposed: 14' Allowed: 35' **Comply with LDC.**

Setbacks Required: Front: 15' Rear: 25' Right: 5' Left: 10'

Setbacks proposed: Front: 33.4' Rear: 58.6' Right: 5' Left: 35.4'

Setbacks Proposed: **Comply with LDC.**

**CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**-HISTORIC DISTRICT-**

**Official Use Only**

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

**OWNER INFORMATION**

**CONTRACTOR INFORMATION**

Owner DAPHNE EVANOFF  
Address PO BOX 1111  
City EASTPOINT State FL Zip 32328  
Phone (850) 899-3715

State License # \_\_\_\_\_  
City License # \_\_\_\_\_ County License # \_\_\_\_\_  
Email Address \_\_\_\_\_  
Phone ( ) \_\_\_\_\_

Approval Type: [ ] Staff Approval Date: \_\_\_\_\_ [ ] Board Approval [ ] Board Denial Date \_\_\_\_\_

\*Reason for Denial \_\_\_\_\_

**PROJECT TYPE**

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

- Fence
- Repair (Extensive)
- Variance
- Other: \_\_\_\_\_

**PROPERTY INFORMATION:**

Street Address: 90 8th STREET City & State APALACHICOLA, FL Zip 32320

Historic District [ ] Non-Historic District Zoning District C-2

Parcel #: 01-095-08W-8330-0032-0030 Block(s) 32 Lot(s) 3

FEMA Flood Zone/Panel #: 13 12037C 0526  
(For AE, AO, AH or VE Please complete attached Flood Application)

**OFFICIAL USE ONLY**

**Setback requirement of Property:**

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Lot Coverage: \_\_\_\_\_

Water Available: \_\_\_\_\_ Sewer Available: \_\_\_\_\_ Taps Paid \_\_\_\_\_

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

**Certificate of Appropriateness Approval:**

\_\_\_\_\_  
Chairperson, Apalachicola Planning & Zoning Board

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

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

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

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Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	TBA	HARI or	
		WOOD	
Doors		TO MATCH	
	TBA	FIBERGLASS	
Windows		TO MATCH	
Roofing	TBA	METAL	
Trim	TBA	TO MATCH-	
Foundation	TBA-	PILINGS	
		TO MATCH-	
Shutters			
Porch/Deck			
Fencing	<del>TBA</del>	<del>WOOD</del>	
Driveways/Sidewalks	TBA	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 schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

12-11-2019  
DATE

  
SIGNATURE OF APPLICANT

**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**

**APPLICATION FOR BUILDING PERMIT**

Official Use Only

DATE: \_\_\_\_\_ Permit # \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: DAPHNE EVANOFF & ROBERT C JAMES

ADDRESS: PO Box 1111

CITY, STATE & ZIP CODE: EASTPOINT FL 32328 PHONE # 850-899-3715

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

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONTRACTOR'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE & ZIP CODE: \_\_\_\_\_ PHONE # \_\_\_\_\_

STATE LICENSE NUMBER: \_\_\_\_\_ COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 90 8<sup>th</sup> STREET

PROPOSED USE OF SITE: MIXED USE PER BLOCK

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

PROPERTY PARCEL ID # 01-09S-08W-8330-0032-0030

LEGAL DESCRIPTION OF PROPERTY: BLK 32, LOT 3

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

BONDING COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

ARCHITECT'S/ENGINEER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

MORTGAGE LENDER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY, STATE & ZIP: \_\_\_\_\_

WATER SYSTEM PROVIDER: \_\_\_\_\_ SEWER SYSTEM PROVIDER: \_\_\_\_\_

PRIVATE WATER WELL: \_\_\_\_\_ SEPTIC TANK PERMIT NUMBER: \_\_\_\_\_

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

**PURPOSE OF BUILDING:**

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

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

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

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

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

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Signature of Contractor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary as to Owner or Agent

\_\_\_\_\_  
Notary as to Contractor

My Commission expires: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**APPLICATION APPROVED BY:** \_\_\_\_\_ **BUILDING OFFICIAL.**

NA

# City of Apalachicola Tree Removal Application

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

### REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

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

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

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

I understand a copy of the Ordinance is available on the City's website.  
(www.cityofapalachicola.com)

And at City Hall's Office for review \_\_\_\_\_ initial.

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

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

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



**REQUEST FOR NEW CONSTRUCTION must also include the following information:**

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

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

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

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

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

### F. SITE PLAN CHECKLIST

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

#### A. General Information

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

#### B. Building and Structures

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

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

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

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

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

*E. Proposed Water and Sewer Facilities*

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

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

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

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

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**From:** Floods <Floods@em.myflorida.com>  
**Sent:** Wednesday, November 28, 2012 7:43 AM  
**Subject:** New Elevation Certificate is released! PLEASE SHARE THE NEWS

FEMA has released the revised 2012 Elevation Certificate and 2012 Floodproofing Certificate. DEM has done a word-for-word review and determined there are no revisions that change any meaning or in any way alter the information that is collected. However, we encourage you to start reminding builders and surveyors that the revised certificates are now available.

FEMA announced that it will permit a "phase-in" of the revised Elevation Certificate on a voluntary basis. During the 12-month transition period beginning August 1, 2012, FEMA will accept either the new form or the old form. This voluntary transition period will allow for sufficient time for coordination and training of all affected NFIP stakeholders. Elevations certified after the last day of the transition period must be submitted on the new Elevation Certificate form with the expiration date of July 31, 2015.

Elevation Certificate - <http://www.fema.gov/library/viewRecord.do?id=1383>

Floodproofing Certificate - <http://www.fema.gov/library/viewRecord.do?id=1600>

Please share this message with any concerned.

*"Floods are an act of God, but flood losses are largely an act of man."*

- Gilbert F. White, scientist & philosopher, "Father of floodplain management"

**Florida State Floodplain Management Office**

2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100

(850) 413-9960 (Helpline) or [floods@em.myflorida.com](mailto:floods@em.myflorida.com)

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.2221 / Virus Database: 2629/5424 - Release Date: 11/28/12

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

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

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

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

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

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

FLOOD PLAIN MANAGEMENT  
PERMIT APPLICATION REVIEW

DATE: 12-11-2019

PERMIT #: \_\_\_\_\_

NAME: DAPHNE EVANOFF  
MAILING ADDRESS: PO BOX 1111 CITY/STATE/ZIP: EASTPOINT, FL 32328  
PHONE: 850-899-3715

STREET ADDRESS: 90 8<sup>th</sup> STREET, APALACHICOLA, FL 32320  
LEGAL DISCRPTION: \_\_\_\_\_  
PARCEL I.D #: 01-09S-08W-8330-0032-0030

DESCRIBE DEVELOPMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RESIDENTIAL: \_\_\_\_\_ COMMERCIAL: \_\_\_\_\_ NEW STRUCTURE: \_\_\_\_\_ SUBSTANTIAL IMPROVEMENT: \_\_\_\_\_

**FLOOD ZONE INFORMATION:**

PANEL NO.: \_\_\_\_\_ FIRM ZONE: \_\_\_\_\_ BFE: \_\_\_\_\_ GRADE ELEVATION: \_\_\_\_\_

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

SQUARE FEET OF ENCLOSURE BELOW BFE: 0 (PER PLANS)

**FLOOD ZONE DISCLOSURE NOTICE**

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

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

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

\_\_\_\_\_  
Signature of owner or developer

\_\_\_\_\_  
Date

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

Type of foundation: \_\_\_\_\_

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

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name DAPHNE EVANOFF					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 90 8th STREET					Company NAIC Number:	
City APALACHICOLA		State Florida		ZIP Code 32320		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 3, BLOCK "32" OF THE CITY OF APALACHICOLA						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>29.72471</u> Long. <u>-84.98863</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>5</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>000</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>000</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF APALACHICOLA 120089				B2. County Name FRANKLIN		B3. State Florida
B4. Map/Panel Number 12037C 0526	B5. Suffix F	B6. FIRM Index Date 02-05-2014	B7. FIRM Panel Effective/ Revised Date 02-05-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						



# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 90 8th STREET			Policy Number:
City APALACHICOLA	State Florida	ZIP Code 32320	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

Benchmark Utilized: 9.24 FEET Vertical Datum: NAVD 1988

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

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

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

Check the measurement used.

- |  |              |  |                                 |
|--|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  | <u>11.59</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)   | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>9.67</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | <u>9.18</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | <u>9.61</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Certifier's Name JAMES T. RODDENBERRY	License Number 4261	
Title PRESIDENT		
Company Name THURMAN RODDENBERRY AND ASSOCIATES, INC.		
Address PO BOX 100 / 125 SHELDON STREET		
City SOPCHOPPY	State Florida	ZIP Code 32358



Signature <i>James T. Roddenberry</i>	Date 10-25-2019	Telephone (850) 962-2538	Ext.
--	--------------------	-----------------------------	------

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

Comments (including type of equipment and location, per C2(e), if applicable)  
JOB#04-766 PSC#1853

C2e= ESTABLISHED BY A/C UNIT LOCATED ON THE NORTHERLY SIDE OF DWELLING ON A PAD ON GRADE.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 90 8th STREET			Policy Number:
City APALACHICOLA	State Florida	ZIP Code 32320	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption    JOB NUMBER 04-766    PICTURES TAKEN 10/24/19    Clear Photo One



Photo Two Caption    Clear Photo Two

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
DAPHNE EVANOFF**

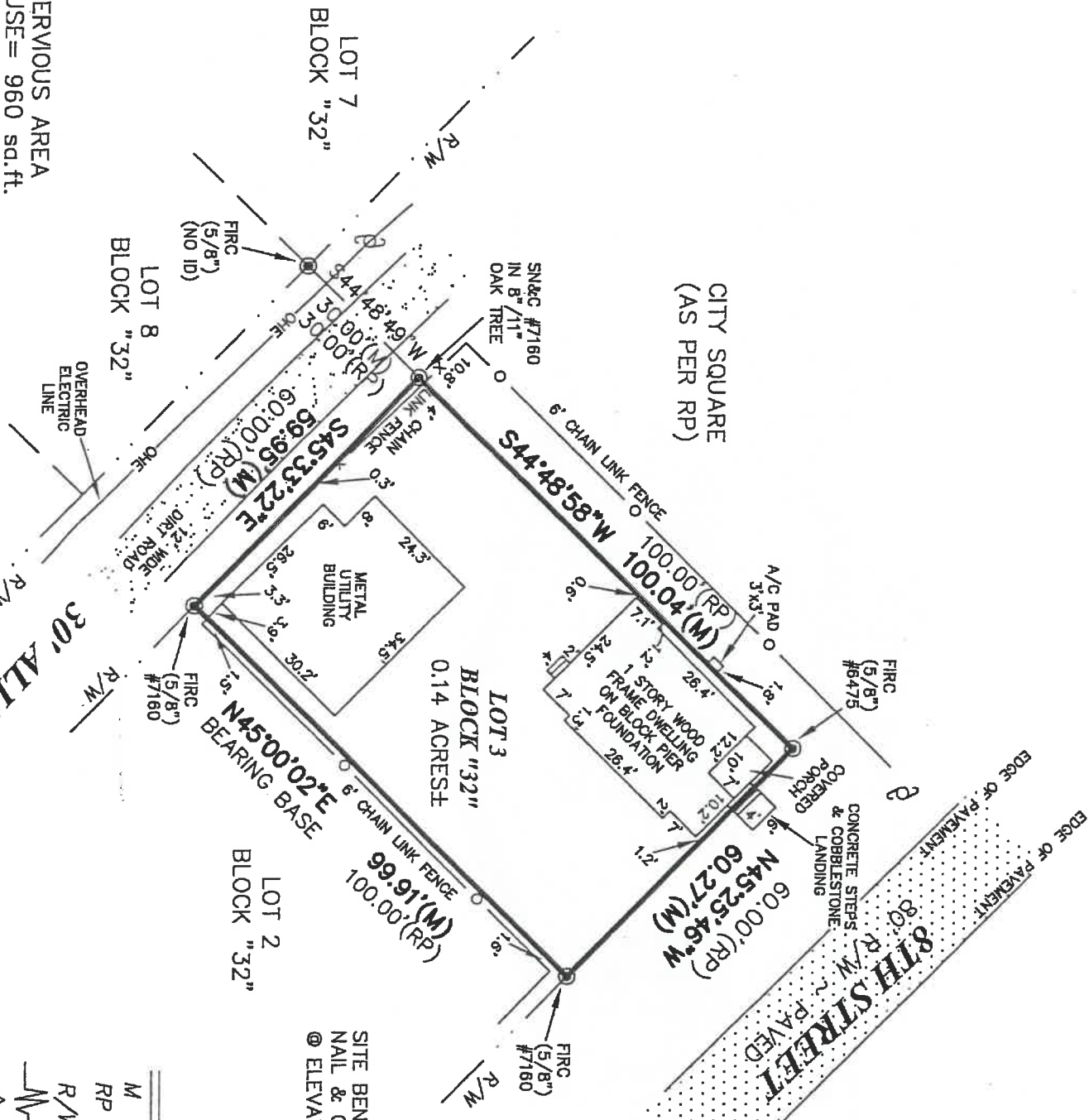
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.



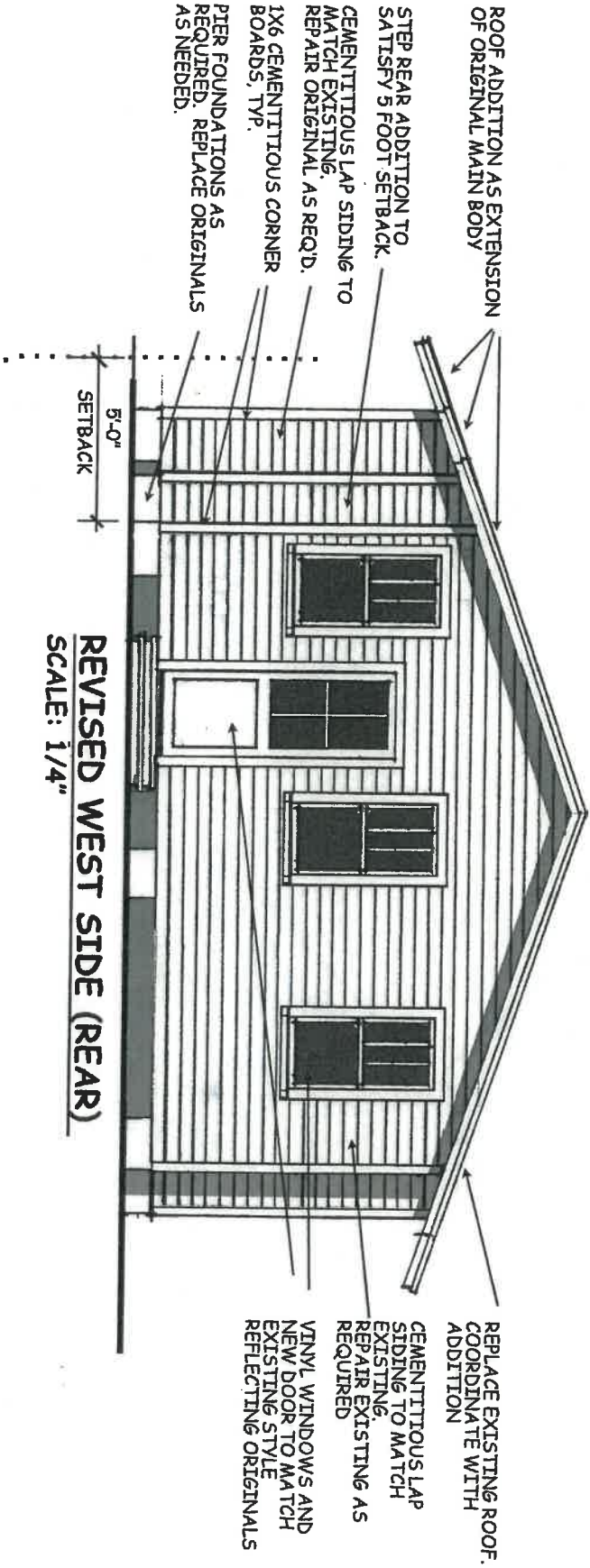
IMPERVIOUS AREA  
HOUSE = 960 sq.ft.



**LEGEND**

- M MEASURED
- RP RECORD PLAT
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- PAINT NAIL SET

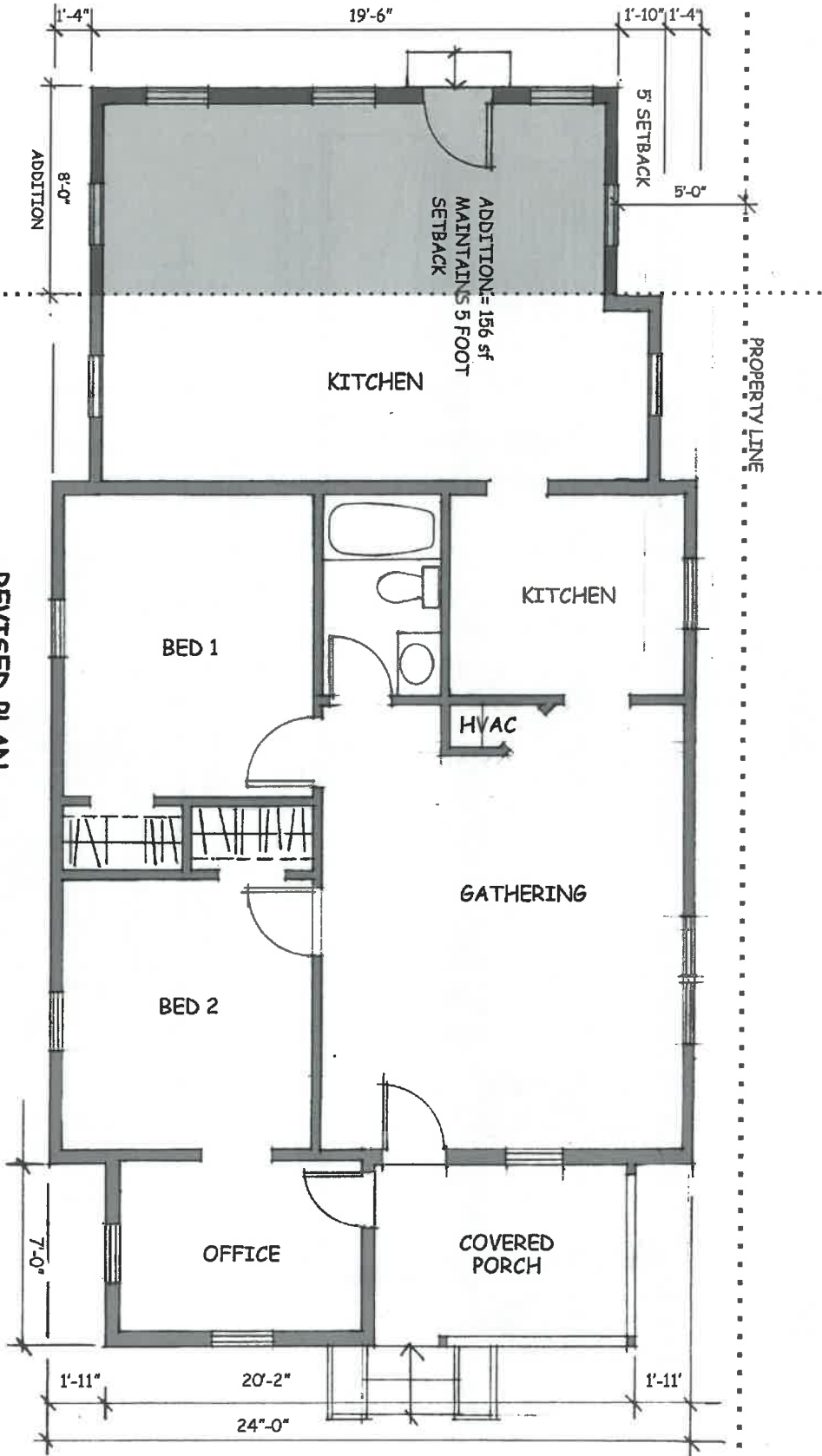
SITE BENCHMARK:  
NAIL & CAP #7160 SET IN ASPHALT  
@ ELEVATION 9.24' NAVD 1988



**JAMES RESIDENCE ADDITION / PLANS**  
 SCALE: AS SHOWN

JANUARY 2020

**REVISED PLAN**  
 SCALE: 1/4"



**SPROCKE**  
 ARCHITECTS  
 101  
 10101 101st Ave N  
 Edina, MN 55425  
 Tel: 763.551.1010  
 Fax: 763.551.1011  
 www.sprockearch.com

**A2.2**

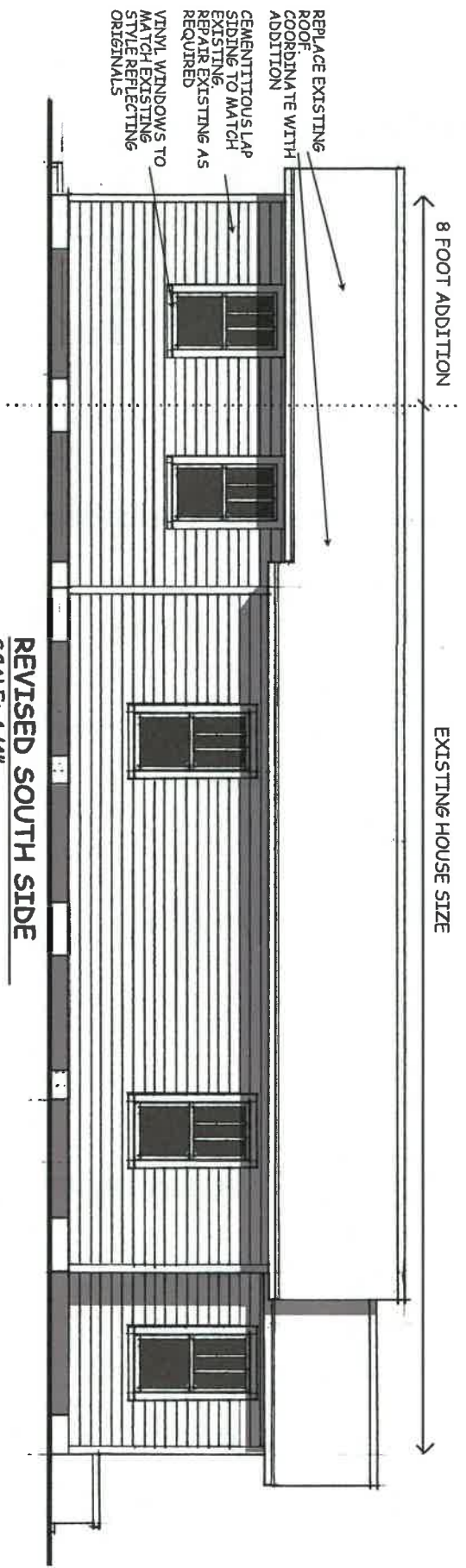


**EAST / FRONT (no changes from Street)**  
SCALE: 1/4"

REPLACE EXISTING  
ROOF  
COORDINATE WITH  
ADDITION

CEMENTITIOUS SLAP  
SIDING TO MATCH  
EXISTING.  
REPAIR EXISTING AS  
REQUIRED

VINYL WINDOWS TO  
MATCH EXISTING  
STYLE REFLECTING  
ORIGINALS



**REVISED SOUTH SIDE**  
SCALE: 1/4"

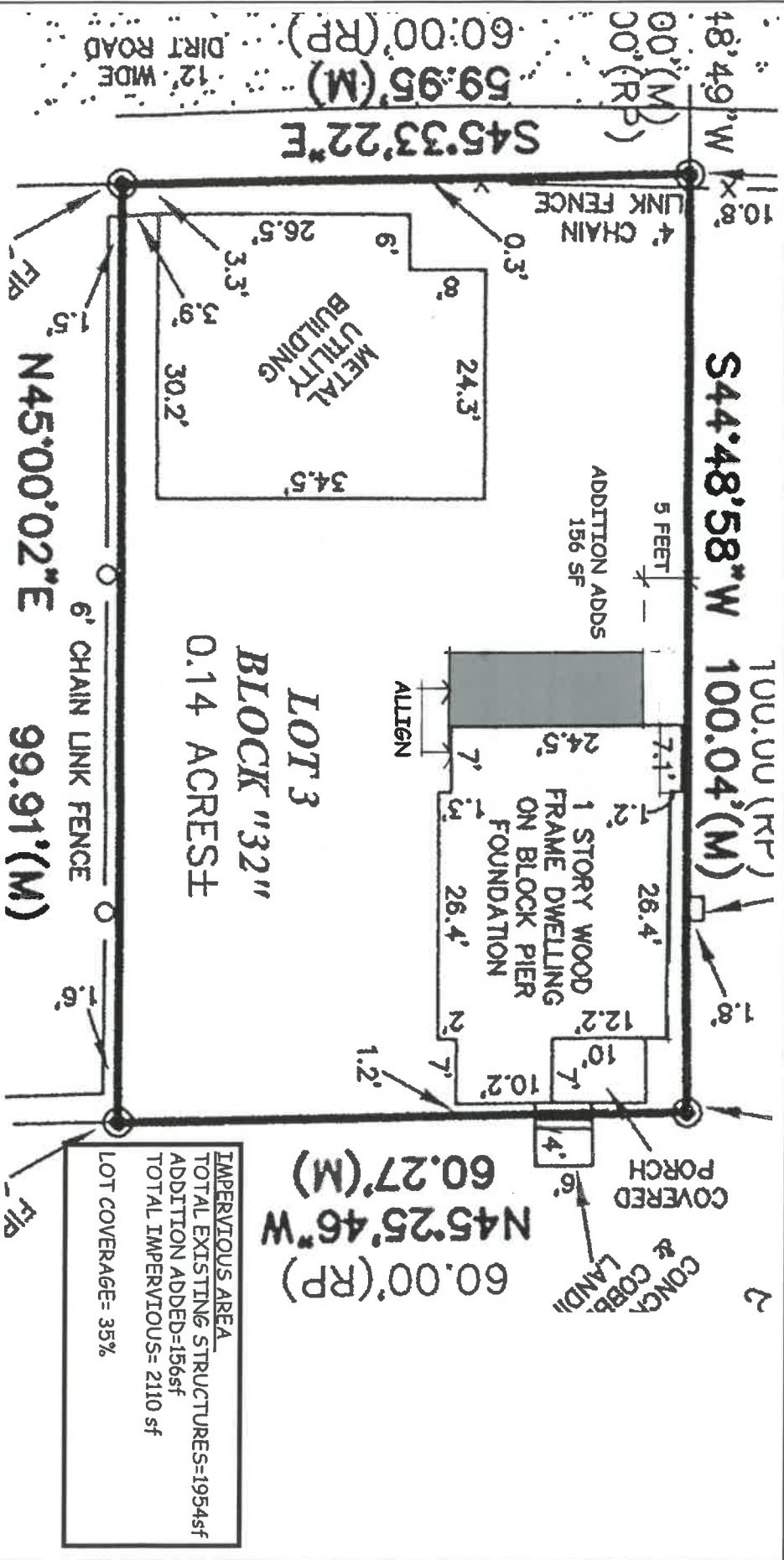
**JAMES RESIDENCE ADDITION / ELEVATIONS**

SCALE: AS SHOWN

JANUARY 2020



**A3.1**



REVISED SURVEY SHOWING ADDITION  
 SCALE: 3/32"

JAMES RESIDENCE ADDITION / REVISED SURVEY

SCALE: AS SHOWN

JANUARY 2020



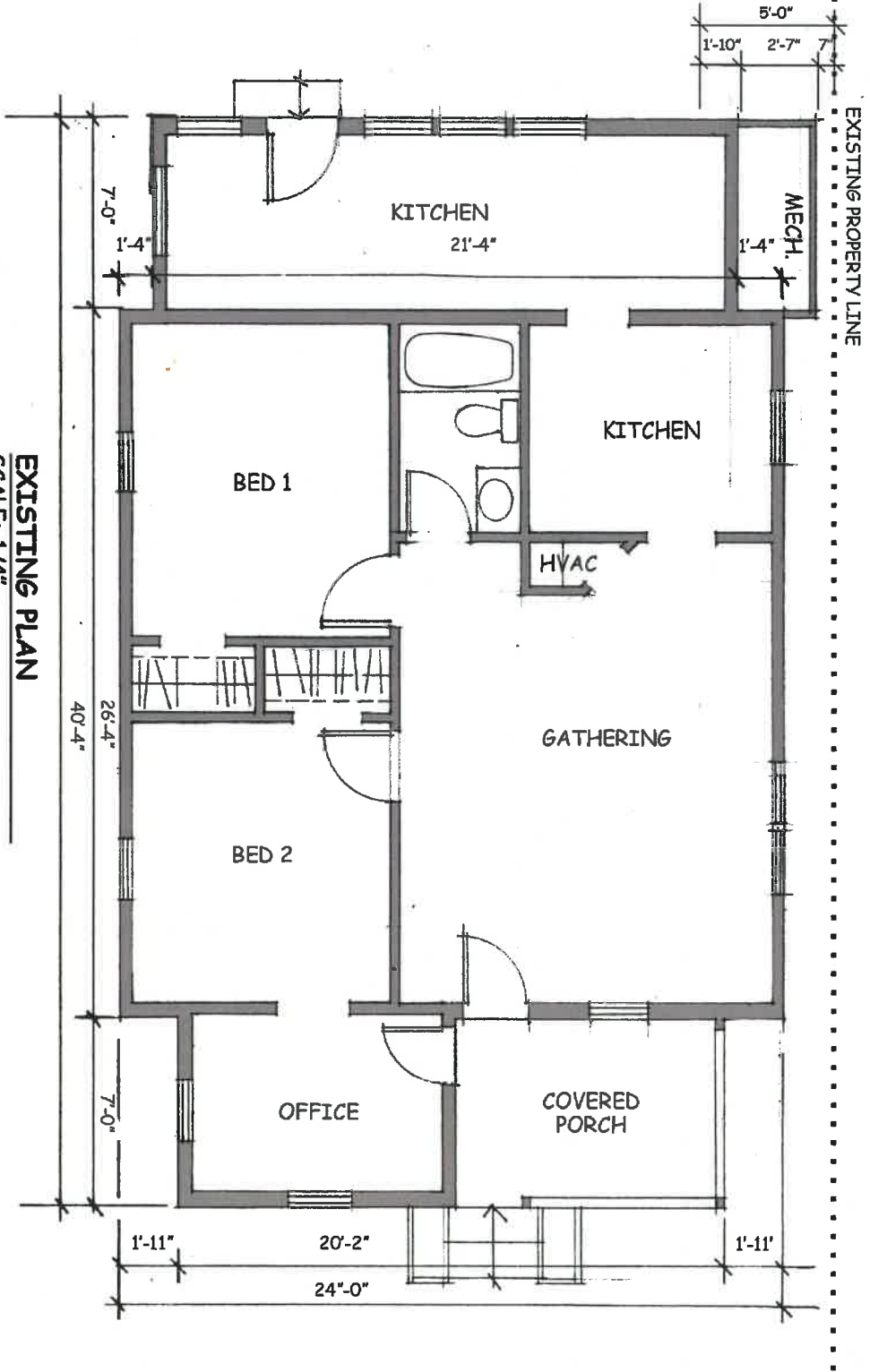
A1

**JAMES RESIDENCE ADDITION / PLANS**

SCALE: AS SHOWN

JANUARY 2020

**EXISTING PLAN**  
SCALE: 1/4"



**A2.1**





**JAMES RESIDENCE ADDITION / PHOTOS, EXISTING CONDITIONS**

SCALE: NOT APPLICABLE

JANUARY 2020

george  
cotton  
inc.  
ARCHITECTS  
1110 N. W. 10th St.  
Fort Lauderdale, FL 33309  
954.575.1111  
www.georgecotton.com

P2



**JAMES RESIDENCE ADDITION / PHOTOS, EXISTING CONDITIONS**

SCALE: NOT APPLICABLE

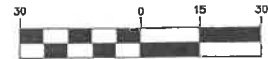
JANUARY 2020

**P1**

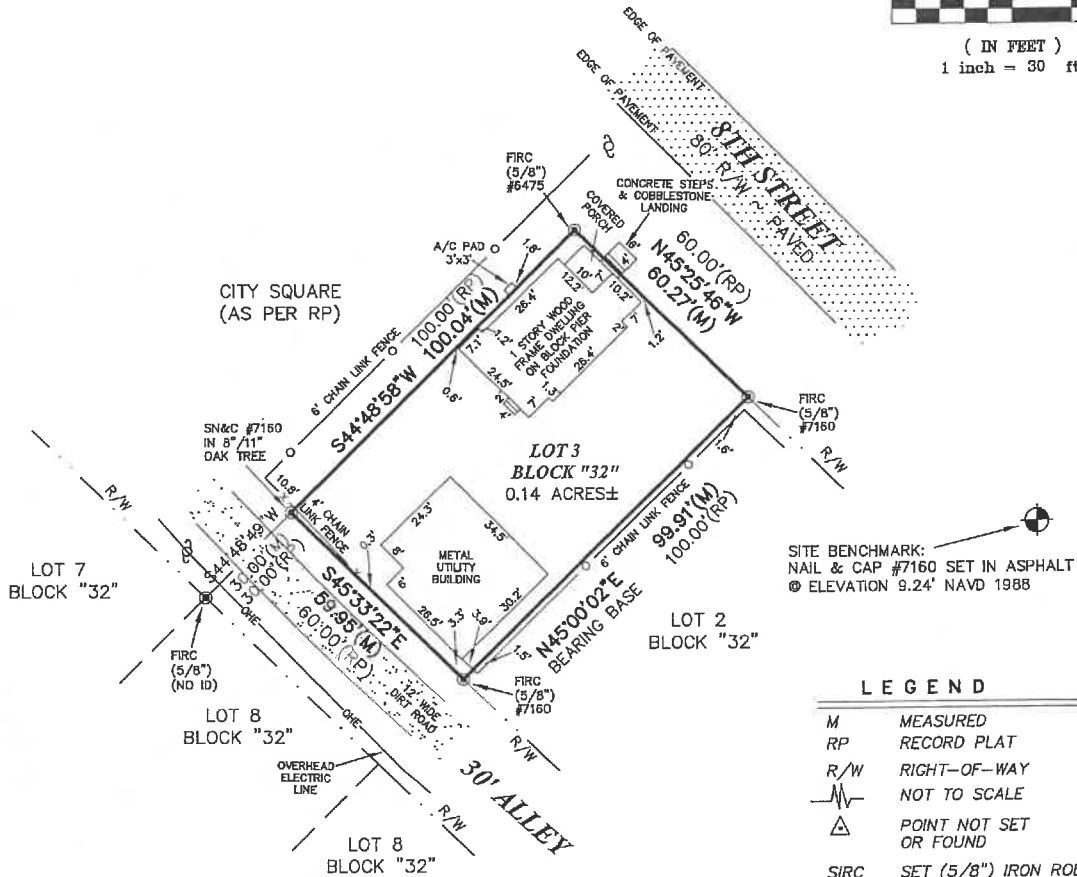
**gscotte**  
**GROUP**  
**INC.**  
3000 N. CENTRAL AVE., SUITE 100  
MILWAUKEE, WI 53212  
TEL: 414.353.8800  
WWW.GSCOTTEGROUP.COM

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:  
DAPHNE EVANOFF**

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



SITE BENCHMARK:  
NAIL & CAP #7160 SET IN ASPHALT  
@ ELEVATION 9.24' NAVD 1988

**LEGEND**

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

**LEGAL DESCRIPTION:**

Lot 3, Block "32" of the CITY OF APALACHICOLA, a subdivision as per map or plat thereof on file at the Clerk of the Circuit Office of the Public Records of Franklin County, Florida

**NOTES:**

- SURVEY SOURCE:** Record plat, a previous survey by this firm (Job #14-199, dated 7/11/19) and a field survey performed by the undersigned surveyor.
- BEARING REFERENCE:** Southeasterly boundary of subject parcel being North 45 degrees 00 minutes 02 seconds East as per previous survey mentioned above.
- NO IMPROVEMENTS** have been located in this survey other than shown hereon.
- There are **NO VISIBLE ENCROACHMENTS** other than those shown hereon.
- This survey is dependent upon **EXISTING MONUMENTATION**.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- ELEVATIONS** depicted hereon were established using NAVD 1988 datum.

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

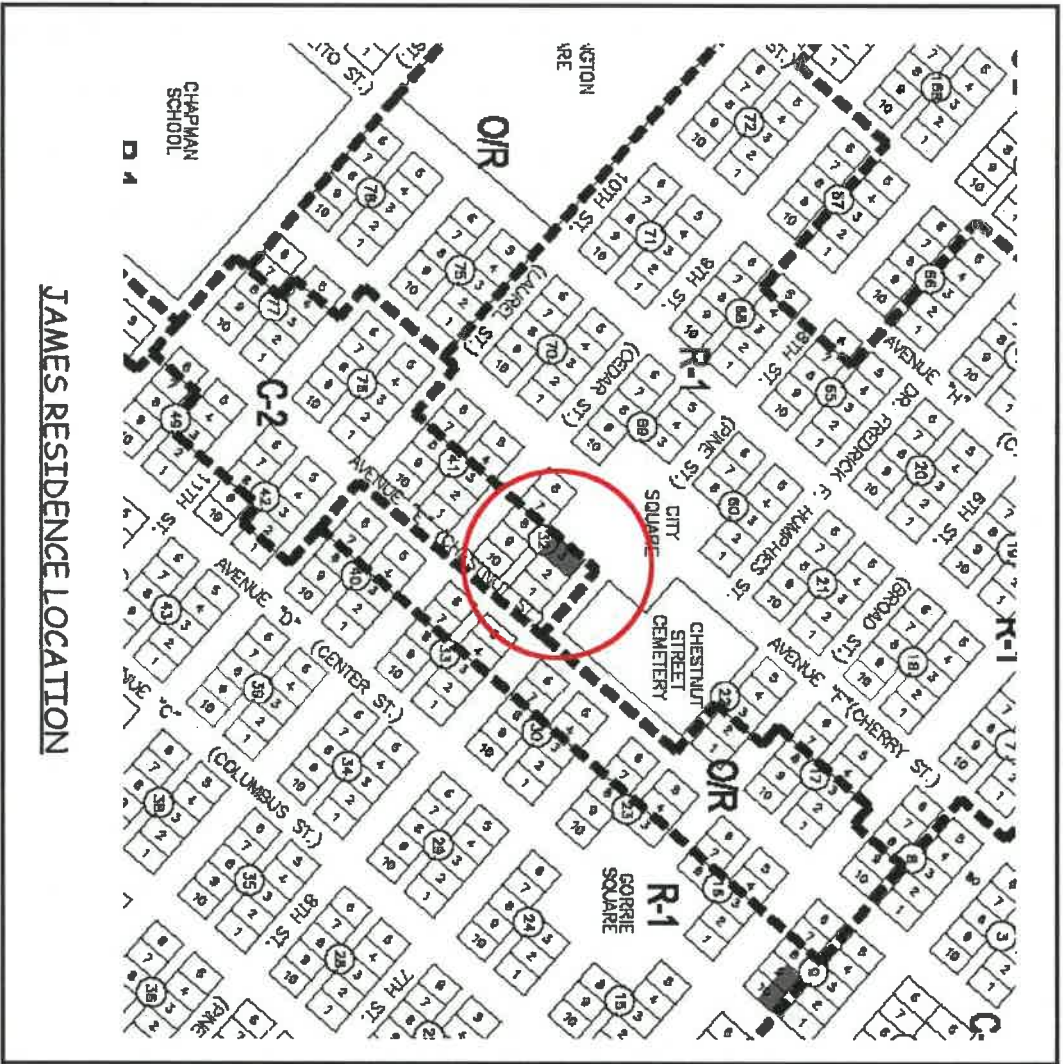
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES RODDENBERRY, P.E.  
Surveyor and Mapper  
Florida Certificate No: 4251

**FLOOD ZONE INFORMATION:**

Subject property is located in Zone "AE (EL 10)" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida.

<b>TR &amp; A</b>	<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC.</b>		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 910-963-2517 FAX NUMBER: 910-963-1183 LD # 7160		
DATE: 10/25/19	DRAWN BY: BB	N.B. 523 pg. 08	COUNTY: Franklin
FILE: 04756.DWG	DATE OF LAST FIELD WORK: 10/24/19	JOB NUMBER: 04-766	



**JAMES RESIDENCE LOCATION**

**JAMES RESIDENCE ADDITION / COVER**

SCALE: AS SHOWN

JANUARY 2020

**DRAWING INDEX**

AC	COVER
NONE	OFFICIAL SURVEY
P1	PHOTOS
P2	PHOTOS
A1	REVISED SURVEY
A2.1	PLANS
A2.2	PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS



GEORGE  
 CLARK  
 INC.  
 1000 W. 10TH ST.  
 SUITE 100  
 DENVER, CO 80202  
 303.733.1111  
 www.georgeclark.com

**AC**

# Owners, Builders, Developers



## PLEASE NOTE:

1. Before you proceed to have certified documents completed, you must first obtain Site Plan Approval, and if proposed development is located within the City's Historic District, a Certificate of Appropriateness from the City's Planning and Zoning Board and Architectural Review Committee.
2. Required site plan elements and the Certificate of Appropriateness Applications are due at least 10 business days prior to the scheduled monthly meeting ( second Monday of each month) of the Planning and Zoning Board.
3. Site Plan Approvals are valid for one year after issuance. If a building permit is not obtained within a year after receiving site plan approval, the applicant must re-apply and receive site plan approval again.
4. Building permits are valid for one year after issuance. If construction has not begun within the year, the applicant must re-apply for a building permit.
5. After you have received your Planning and Zoning Approval for your site plan and/or Certificate of Appropriateness, whichever applies, take all development documents to the Building Department Office at 192 Coach Wagner Blvd, Apalachicola to obtain your building permit. Building permit issuance and all inspections will be handled by the Permitting and Development Coordinator and the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI. **Please be advised that additional documentation may be required by the Building Official.**
6. Land and Development regulations can be found on the City of Apalachicola's website @ [www.cityofapalachicola.com](http://www.cityofapalachicola.com).

*It is our intent to save you time and money in plan preparation. The City of Apalachicola Planning and Zoning Board also sits as the City's Architectural Review Board. Our responsibilities include protecting the historical character of the city. By working with the Planning and Zoning Board to obtain a Certificate of Appropriateness, your development will not only proceed more smoothly, but will also enhance the City's architectural integrity and historical character of Apalachicola.*

*Thank you,*  
**PLANNING AND ZONING BOARD**  
**CITY OF APALACHICOLA**

90 8<sup>th</sup> Street

Waterfront District adjacent to the waters or wetlands of the State. Development on lots adjacent to waters/wetlands will be restricted to 60% lot coverage. Further, lots that fall within the Special Waterfront District which are adjacent to waters or wetlands of the state will maintain a 20 foot buffer (10 feet in RF) See standard #9 for applicable types of development allowed within the Special Waterfront District buffer.

9. Within the Special Waterfront District setback buffer (20 foot setback from the State waters/wetlands, 10 feet in RF district), the only development allowed shall consist of docks, pervious walkways or elevated walkways. This setback shall otherwise consist of a natural vegetation buffer.

## C-2 NEIGHBORHOOD COMMERCIAL

### DISTRICT INTENT

The provisions of the C-2 District are intended to apply to areas within convenient traveling distance to one or more neighborhoods wherein small groups or retail commercial, professional, office and financial and other conventional commercial activities are permitted. This district is not intended to accommodate large scale commercial or service activities or automotive or other type of more intensive commercial activities.

### PERMITTED USES AND STRUCTURES

#### PRINCIPAL

1. Retail Food and Grocery
2. Retail Drug Store
3. Retail Hardware
4. Retail Variety Store
5. Retail Specialties
6. Retail Small Appliances
7. Eating and Drinking Establishments
8. Offices, Studios
9. Upholstery
10. Laundromat
11. Personal Services (Barber and Beauty Shops)
12. Social, Fraternal and Recreational Clubs
13. Antique Shops
14. Financial Institutions
15. Single Family
16. Utilities Substations
17. Child Care Centers

#### ACCESSORY

Customary uses and structures clearly incidental to one or more permitted uses and structures including dwelling units for owners or employees of permitted principal uses, provided that no such accessory use shall be of a nature prohibited as a principal use.

**SPECIAL EXECUTIONS:** After public notice and hearing and appropriate conditions safeguards, the Planning and Zoning Board may permit, as special exceptions:

OR.

See Section IV E (8) Parking Regulations

2. Sign Regulations

See Section V Sign Regulations

3. Special Exceptions:

Unless otherwise specified, special exceptions must comply with development standards for principal uses. If deemed appropriate by the Planning and Zoning Commission in order to grant a special exception, certain more stringent standards may be imposed.

4. Residential Apartment Units

When approved as a special exception, up to a maximum of three (3) residential apartment units may be allowed per existing single family structure provided that the lot upon which the structure is located has a front lot line of at least 60 feet and a depth of at least 100 feet and provided that at least one parking space per apartment unit is provided onsite; however, up to a maximum of four (4) residential apartment units may be allowed when approved as a special exception provided that the lot upon which the structure is located has a front lot line of at least 90 feet and a depth of 100 feet and provided that at least one parking space per apartment unit is provided onsite.

5. Storm water Management Plans

Commercial development requires a Department of Environmental Regulation permitted storm water plan.

6. Supplemental Regulations

Provisions of Section VII, Site Plan Review, and Section VIII, Storm water Management Plans, shall be applicable to certain lands within this district.

**C-3 HIGHWAY COMMERCIAL**

**DISTRICT INTENT**

The provisions of the C-3 District are intended for areas suitable for light commercial and office development abutting arterial roads as defined in Section II of this code. Special requirements addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and promote a smooth and safe traffic flow of the general traveling public. (See special requirements)

**PERMITTED USES AND STRUCTURES**

**PRINCIPAL**

1. Transient Lodgings
2. Restaurants
3. Antique Shops
4. Business and Professional Offices
5. Medical Offices
6. Social and Fraternal Clubs and Lodges



**Parcel Summary**

Parcel ID 01-095-08W-8330-0032-0030  
 Location Address 90 8TH ST  
 32320  
 Brief Tax Description\* BL 32 LOT 3 ORB SS/110 192/386 286/102 517/92 CASE# 95-0189-CA  
 \*The Description above is not to be used on legal documents.  
 Property Use Code SINGLE FAM (000100)  
 Sec/Twp/Rng 1-95-8W  
 Tax District Apalachicola (District 3)  
 Millage Rate 21.853  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 Smith Ronald E  
 90 10th Street  
 Apalachicola, FL 32320

**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 SF APALACH  
 Total Area 908  
 Heated Area 802  
 Exterior Walls MINIMUM  
 Roof Cover MINIMUM  
 Interior Walls DRYWALL  
 Frame Type WOOD FRAME  
 Floor Cover PINE WOOD  
 Heat CONVECTION  
 Air Conditioning WINDOW  
 Bathrooms 1  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 1976

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0620	SHED MT	1	0 x 0 x 0	768	SF	1982
0320	CONCRETE	1	0 x 0 x 0	44	UT	0
0310	WD WALK	1	0 x 0 x 0	21	UT	0
0130	C L FENCE 5	1	100 x 0 x 5	100	LF	1990

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/29/1988	\$21,250	WD	286	102	Qualified (Q)	Improved	TARANTINO	SMITH

**Valuation**

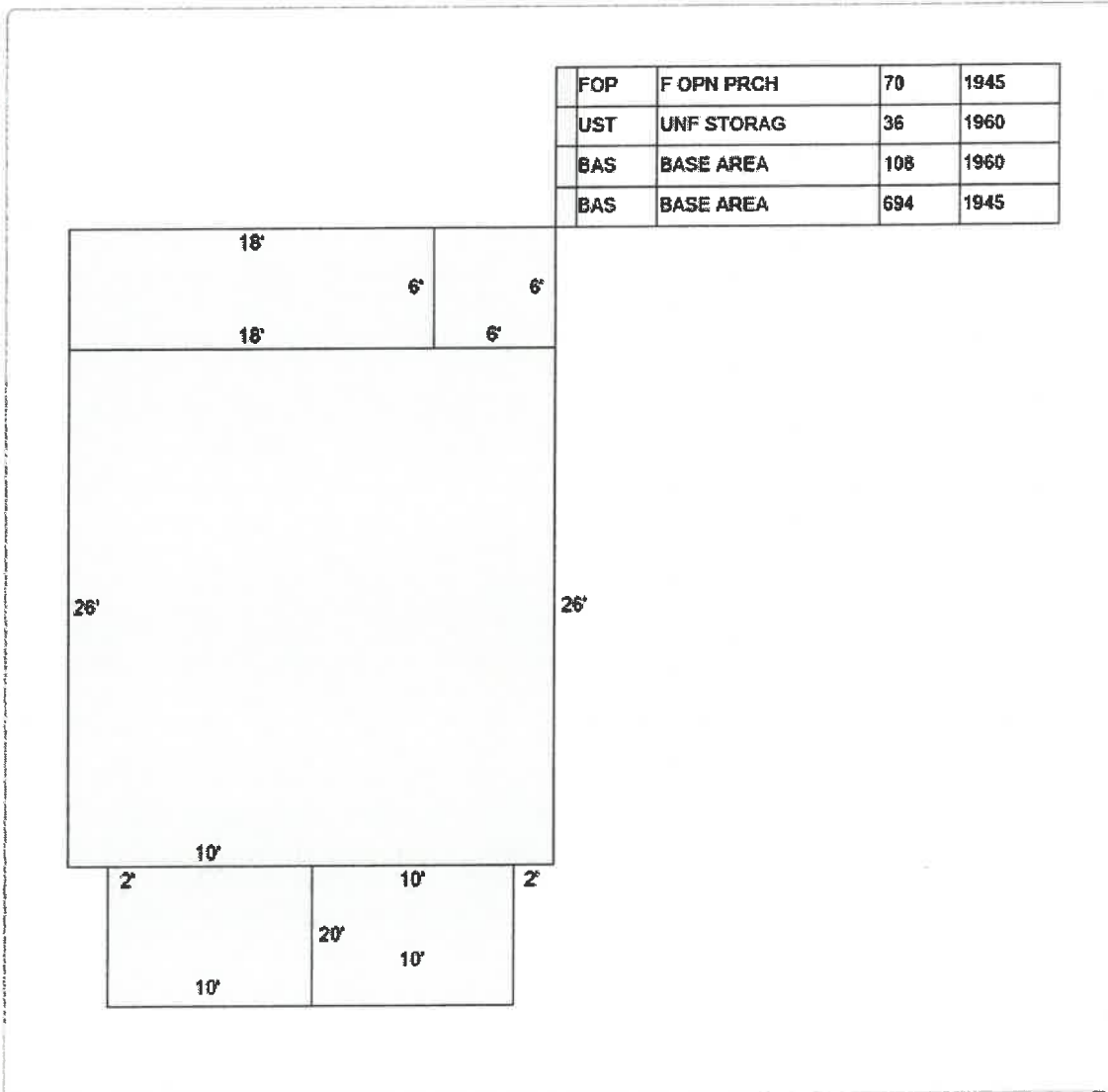
	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$15,630	\$17,779	\$15,630	\$16,021	\$16,021
Extra Features Value	\$5,915	\$5,915	\$5,915	\$5,915	\$5,915
Land Value	\$38,100	\$38,100	\$42,000	\$31,500	\$21,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$59,645	\$61,794	\$63,545	\$53,436	\$42,936



	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Assessed Value	\$59,645	\$61,794	\$63,545	\$38,872	\$38,602
Exempt Value	\$0	\$0	\$0	\$25,000	\$25,000
Taxable Value	\$59,645	\$61,794	\$63,545	\$13,872	\$13,602
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$14,564	\$4,334

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

### Sketches



No data available for the following modules: Commercial Buildings.

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

Developed by  
 Schneider  
 GEOSPATIAL

Last Data Upload: 7/9/2019, 10:22:24 PM

Version 2.2.29





Building Dept. Review Summary

P&Z Meeting February 10th, 2020

Address: 108 Avenue D

Zoning: R-1

Historic District: Yes

Block: 34

Lots: 6 & 7

Project Description: 24' x 24' Carport, Gravel Driveway & Privacy Fence

Flood Zone: X

Lot Size: 50' x 120'

Impervious Surface Proposed: 45% to 47% Allowed: 40% **Does not Comply with LDC**

Height Proposed: 8' Allowed: 35' **Comply with LDC.**

Setbacks Required: Front: 15' Rear: 5' Right: 5' Left: 15'

Setbacks Proposed: Front: 91' Rear: 5' Right: 8' Left: 18'

**Comply with LDC**

Apalachicola Plan Review Summary

Address: 108 Ave. D Parcel ID: BL34 Loto 6-7

Owner: Lawrence + Tori MCintosh Contractor: \_\_\_\_\_

Residential:  Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Project Description: 6' Privacy Fence - Regs? Height?  
Carport 24' x 24' = 576' + gravel drive.

Type of Request: \_\_\_\_\_

Zoning: R-1 Historic: Yes

Density Units allowed: \_\_\_\_\_ Proposed Density Units: \_\_\_\_\_

Flood Zone:  Seaward of CCCL? \_\_\_\_\_ Date of DEP permit if required: \_\_\_\_\_

Elevation First Finished Floor: \_\_\_\_\_ Required Elevation: \_\_\_\_\_

Lot Size: 50' x 120' Covered Area Sq. Ft.: \_\_\_\_\_

Structure H/C: 1923' Structure Footprint: \_\_\_\_\_ Proposed Garage: 576'

Porches: \_\_\_\_\_ Deck/patio: 341.33' Shed: \_\_\_\_\_

Pool/Decking: \_\_\_\_\_ Driveway/ Parking: \_\_\_\_\_

Other: \_\_\_\_\_

Height Allowed: 35' Height Proposed: 8'

Impervious Surface Allowed: 40% Proposed: 45% to 47.3%

Accessory Structure:  
Setbacks required: Front: N/A Rear: 5' Left: 15' Right: 5'

Setbacks proposed: Front: N/A Rear: 5' Left: 18' Right: 8'  
91' alley

Notes: Check impervious surface + height for fence.

Interior Corner lot - alley + Ave. D.

w/o 10' x 10' on alley = 45%

w everything = 47.3%

CITY OF APALACHICOLA  
CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # \_\_\_\_\_  
City Representative \_\_\_\_\_  
Date Received \_\_\_\_\_

OWNER INFORMATION

Owner MCINTOSH, LAWRENCE & TONI  
Address 108 AVE "D"  
City APALACHICOLA State FL Zip 32320  
Phone (850) 470-9593

CONTRACTOR INFORMATION

State License # CBC 1261921  
City License # N/A County License # N/A  
Email Address dh\_const@hotmail.com  
Phone (850) 370-6790 c 850-653-3556

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: 108 AVE "D" City & State APALACHICOLA, FL Zip 32320

Historic District  Non-Historic District

Zoning District 3

Parcel #: 01-095-08W-8330-0034-0060

Block(s) 34

Lot(s) 6 7

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15' Rear: 5' Side: 7 1/2' Lot Coverage: 45% MAX

Water Available: N/A Sewer Available: N/A Taps Paid N/A

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

PROPOSED IS A 24x24 COMMON FRAMED CARPORT WITH GRAVEL SUBSTAIT AND METAL ROOFING SYSTEM CONSTRUCTED TO THE REAR OF HOUSE. AS WELL AS A WOODEN PRIVACY FENCE CONSTRUCTED TO COMPLIMENT UNDER PENNING ON RESIDENCE

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		HARDIE ON GABLE ENDS	
Doors		N/A	
Windows		N/A	
Roofing		26ga STANDING SEAM METAL	
Trim		HARDIE BOARD	
Foundation		GRAVEL OVER ORIGINAL GROUND	
Shutters		N/A	
Porch/Deck		N/A	
Fencing		WOODEN, PRIVACY -	
Driveways/Sidewalks		GRAVEL	
Other		N/A	

## 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.

DATE

1/15/2020

SIGNATURE OF APPLICANT





**EPCI**  
**APALACHICOLA BUILDING DEPARTMENT**

**APPLICATION FOR BUILDING PERMIT**

Official Use Only

DATE: \_\_\_\_\_ Permit # \_\_\_\_\_ Permit Fee \_\_\_\_\_

OWNER'S NAME: MCINTOSH, LAWRENCE & TONI

ADDRESS: 108 AVE "D"

CITY, STATE & ZIP CODE: APALACHICOLA PHONE # 512-470-9593

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

ADDRESS: N/A

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

CONTRACTOR'S NAME: DAVID DUNCAN - DUNCAN HOME CONSTRUCTION INC.

ADDRESS: 20 AVE "D"

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 850-370-6790 / 850-653-3505

STATE LICENSE NUMBER: CBC 1261921 COMPETENCY CARD # \_\_\_\_\_

ADDRESS OF PROJECT: 20 AVE "D"

PROPOSED USE OF SITE: CARPORT

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

PROPERTY PARCEL ID # 01-095-DBW-8330-0034-0060

LEGAL DESCRIPTION OF PROPERTY: BL34 NE 50X120FT LOT 107

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

BONDING COMPANY: N/A

ADDRESS: N/A CITY, STATE & ZIP: N/A

ARCHITECT'S/ENGINEER'S NAME: MR. LEE BENOIT - AR 14052

ADDRESS: 872 E PINE AVENUE CITY, STATE & ZIP: EASTPOINT, FL 32328

MORTGAGE LENDER'S NAME: N/A

ADDRESS: N/A CITY, STATE & ZIP: N/A

WATER SYSTEM PROVIDER: APALACHICOLA SEWER SYSTEM PROVIDER: APALACHICOLA

PRIVATE WATER WELL: N/A SEPTIC TANK PERMIT NUMBER: N/A

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

**PURPOSE OF BUILDING:**

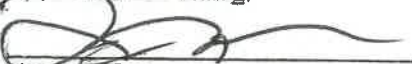
Single Family       Townhouse       Commercial       Industrial  
 Duplex       Swimming Pool       Storage       Sign  
 Multi-Family       Demolition       Other **CAR PORT**  
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 70'    Rear 5'    L. Side 17 1/2'  
 R. Side 7 1/2'  
 Cost of Construction \$ 9,000.00    Square Footage 576  
 EPI \_\_\_\_\_ Flood Zone X    Lowest Floor Elevation 0  
 Area Heated/Cooled 0    # Of Stories 1    # Of Units 1  
 Type of Roof METAL    Type of Walls N/A    Type of Floor GRAVEL  
 Extreme Dimensions of: Length 24'    Height 8'    Width 24'

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

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

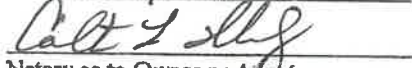
**OWNER'S AFFIDAVIT:** I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

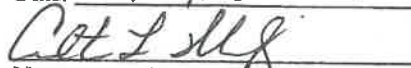
  
 Signature of Owner or Agent

  
 Signature of Contractor

Date: 01/15/2020

Date: 01/15/2020

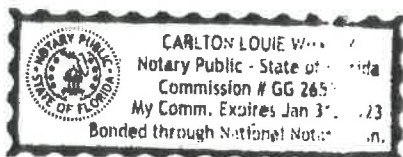
  
 Notary as to Owner or Agent

  
 Notary as to Contractor

My Commission expires: 01/31/2023

My Commission expires: 01/31/2023

APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.





**Parcel Summary**

Parcel ID 01-09S-08W-8330-0034-0060  
 Location Address 108 AVE D 32320  
 Brief Tax Description\* BL 34 NE 50X120 FT LOTS 6 7 OR 398/288 LIFE ESTATE 1021/130 1204/537 1254/292-EASEMENT  
 \*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 20.8391  
 Acreage 0.000  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
 McIntosh Lawrence W & Toni R  
 PO Box 867  
 Apalachicola, FL 32329

**Land Information**

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	60.00	FF	0	0

**Residential Buildings**

Building 1  
 Type SF APALACH  
 Total Area 1,928  
 Heated Area 1,710  
 Exterior Walls ABOVE AVG.  
 Roof Cover ASB SHINGL  
 Interior Walls WALL BD/WD  
 Frame Type N/A  
 Floor Cover PINE WOOD  
 Heat CONVECTION  
 Air Conditioning NONE  
 Bathrooms 2  
 Bedrooms 0  
 Stories 1  
 Effective Year Built 1900

**Extra Features**

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	0 x 0 x 0	55	UT	0
0410	WD FENCE	1	0 x 0 x 0	400	UT	0
0320	CONCRETE	1	0 x 0 x 0	216	UT	0

**Sales**

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/23/2017	\$128,500	WD	1204	537	Qualified (Q)	Improved	MARTINA	MCINTOSH
N	09/17/2010	\$100	WD	1021	130	Unqualified (U)	Improved	MARTINA	MARTINA

**Valuation**

	2019 Preliminary Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$20,136	\$20,136	\$17,259	\$17,259	\$17,690
Extra Features Value	\$1,115	\$1,115	\$1,115	\$1,115	\$1,115
Land Value	\$72,000	\$72,000	\$76,500	\$76,500	\$72,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$93,251	\$93,251	\$94,874	\$94,874	\$90,805
Assessed Value	\$93,251	\$93,251	\$94,874	\$77,112	\$70,102
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$93,251	\$93,251	\$94,874	\$77,112	\$70,102
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$17,762	\$20,703

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

**TRIM Notices**

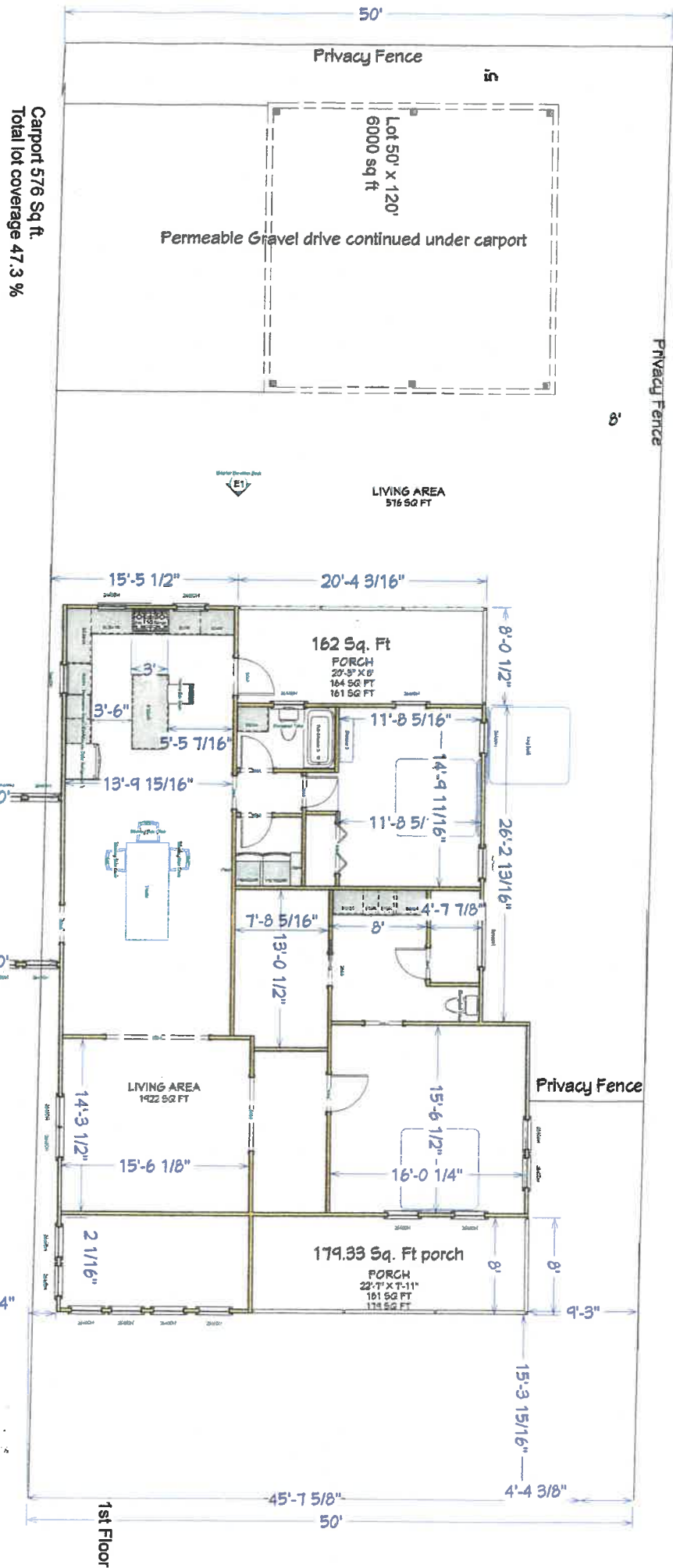
2019 TRIM Notice



PROPOSED FENCE DESIGN @ 6' HEIGHT







Carport 576 Sq ft  
Total lot coverage 47.3 %

House 1923 Sq. Ft of Heated Space  
341.33 Sq. Ft of Porch's  
2264.33 Sq. Ft = 37.7 Total Lot Coverage

Larry & Tonni McIntosh  
108 Ave D  
Apalachicola FL, 32320

