

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, June 11th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA

Joint Workshop – 5p.m.

Short Term Vacation Rentals Clarification

Regular Meeting – 6p.m.

- 1) Approval of May 14th, 2018 Regular Meeting Minutes.
- 2) Review, Discussion and Decision for a revision of an existing 3 foot fence to a 6 foot wood privacy fence on partial of the rear of property and left side of property (**HISTORIC DISTRICT**) @ 25 5th Street, Block(s) 11, Lot(s) 9 & 10, For – David Sutton, Contractor – Forgotten Coast Solutions, LLC.
- 3) Review, Discussion and Decision for new construction for new single family residence @ (Address to be determined), Block 207, Lot(s) 14, 15, & 16, For – Elinor Mount Simmons, Contractor – America’s Home Place
- 4) Review, Discussion and Decision for new construction for new single family residence @ 108 Bay Avenue, Block 194, Lot(s) 6, 7 , 8, 9, & 10, For – Glen/Curtis G Moon, Contractor – Owner/Self

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

PAGE BREAK

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, May 14th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Present: Mayor Van Johnson, Commissioner Jimmy Elliott, Commissioner Mitchell Bartley, Commissioner Anita Grove, Chairperson Tom Daly, Uta Hardy, Lynn Wilson-Sporhrer, Fred Vogt, Jim Bachrach, Geoff Hewell, City Planner – Cindy Clark, City Administrator – Lee Mathes, Permitting and Development Coordinator: Cortni Bankston.

Joint Workshop – 5p.m.

Short Term Vacation Rentals – **Discussion held**

Regular Meeting – 6p.m.

- 1) Approval of April 9th, 2018 Regular Meeting Minutes. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 2) Review, Discussion and Decision for a Fence @ 260 Prado, Block(s) 2, Lot(s) 1, For – Carol Weyrich, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 3) Review, Discussion and Decision for reconfiguration of existing 6 foot wood privacy fence @ 231 Avenue E, Block 1, Lot(s) 23 & Partial 22, 24, & 25 Neels Addition, For – Thomas Cregor, Contractor – Owner/Self. **Motion to Approve: Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 4) Review, Discussion and Decision for SHIP Program Repairs: Replacement of all windows and doors (**Historic District**) @ 233 10th Street, Block 162, Lot(s) 9, For – Santana Myers, Contractor – R.W. Thomas Construction. **Motion to Approve: Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 5) Review, Discussion and Decision for SHIP Program Repairs: Replacement of Windows 7 Doors, Install under-lament and wood siding over the entire back of the house, re-deck extension and provide railings, construct a 4x8 back deck for rear entry with steps to bring to compliance, and install shed roof over 8x12 front porch (**Historic District**) @ 125 MLK Jr Ave, Block 157, Lot(s) NE ½ Lot 1, For – Felicia & Alvin Cummings, Contractor – R.W. Thomas Construction. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 6) Review, Discussion and Decision for SHIP Program Repairs: Replace Windows & doors, and construct a new 4x8 back porch (**Historic District**) @ 124 5th Street, Block 19, Lot(s) 2, For – Glenn Kaczmarek, Contractor – R.W. Thomas Construction. **Motion to Approve: Uta Hardy – 2nd: Geoff Hewell. Motion Carried.**
- 7) Review, Discussion and Decision for construction of an attached 10x15 Garage, 10x12 Bathroom, & 10x12 Den/Office Addition on concrete slab & Tree Removal @ 369 22nd Ave, Block 216, Lot(s) 23 & 24, For – John Swan & Lesley Wentworth, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 8) Review, Discussion and Decision for renovations: Replace windows, siding, roof, and construct 18x26 Carport on existing concrete driveway @ 166 21st Avenue, Block 245, Lot(s) 6 & 7, For – Steven & Linda Pulliam, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Lynn Wilson-Sporhrer. Motion Carried.**
- 9) Review, Discussion and Decision for new construction of new single family residence (**Historic District**) @ 123 Ave L, Block 162, Lot(s) 10, For – Kerk Fisher, Contractor – Construct Group SE. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 10) Review, Discussion and Decision for new construction of new single family residence, Detached Garage & Tree Removal (**Historic District**) @ 240 6th Street, Block 175, Lot(s) 4 & 5, For – John & Delores Alber, Contractor – 1st Choice Builders. **Motion to Approve: Jim Bachrach – 2nd: Lynn Wilson-Sporhrer. Motion Carried.**
- 11) Review, Discussion and Decision for new construction of a single family residence & tree removal @ 250 ½ Highway 98, Neels Addition Parcels 1 & 2, For, Jay Chesley, Contractor – Owner/Self. **Motion to Approve contingent upon Wilbur checking 3rd tree added and application updated to reflect 3 trees: Jim Bachrach – 2nd: Lynn Wilson-Sporhrer. Motion Carried.**
- 12) Review, Discussion and Decision for renovation of partially burnt structure, windows, and doors (**Historic District**) @ 214 9th Street, Block 161, Lot(s) 4, For – Mark Galbraith, Contractor – Mecks Construction. **Motion to Approve: Lynn Wilson-Sporhrer – 2nd: Fred Vogt. Motion Carried.**
- 13) Review, Discussion and Decision for renovation/extension (**Historic District**) @ 40 Ave G, Block 4, Lot(s) 4 & 5, For – Brian O’Meara & Andrea Comstock, Contractor – Owner/Self. **Motion to conditional approval based on Fred Vogt’s assistance in roof pitch: Jim Bachrach – 2nd: Lynn Wilson-Sporhrer. Motion Carried.**

Motion to Adjourn: Jim Bachrach – 2nd: Geoff Hewell. Motioned Carried.

Chairperson

PAGE BREAK



Parcel Summary

Parcel ID 01-09S-08W-8330-0011-0090
 Location Address 32320
 Brief Tax Description* BL 11 LOTS 9 & 10 CITY OF APALACHICOLA OR 181/248 267/159 272/57 483/305 912/288 961/567 1134/45
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Sutton David O & Patricia J
 Cmr 473 Box 1714
 Apo, AE 096060018

Land Information

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

Residential Buildings

Building 1
 Type HISTORICAL
 Total Area 2,463
 Heated Area 1,625
 Exterior Walls AVERAGE
 Roof Cover TIN ROOF
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover CLAY TILE; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 3
 Bedrooms 4
 Stories 1
 Effective Year Built 1975

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0330	STORAGE, UTILITY	1	0 x 0 x 0	240	UT	1982
0340	SHOWER	1	0 x 0 x 0	1	UT	1990
1063	PRE-FAB CARPORT	1	18 x 20 x 0	360	SF	1990
0300	STEPS	1	0 x 0 x 0	64	SF	1990

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/08/2014	\$350,000	WD	1134	45	Qualified (Q)	Improved	TARTT INNES T & OUIDA TRUSTEE	SUTTON
N	03/25/2008	\$100	TR	961	567	Unqualified (U)	Improved	TARTT INNES T	TARTT INNES T & OUIDA TRUSTEE
N	09/07/2006	\$100	QC	912	288	Unqualified (U)	Improved	TARTT INNES T	TARTT INNES T & OUIDA
N	01/20/1995	\$106,000	WD	483	305	Unqualified (U)	Improved	TARANTO	TARTT



Overview



Legend

-  Parcels
-  Roads
-  City Labels

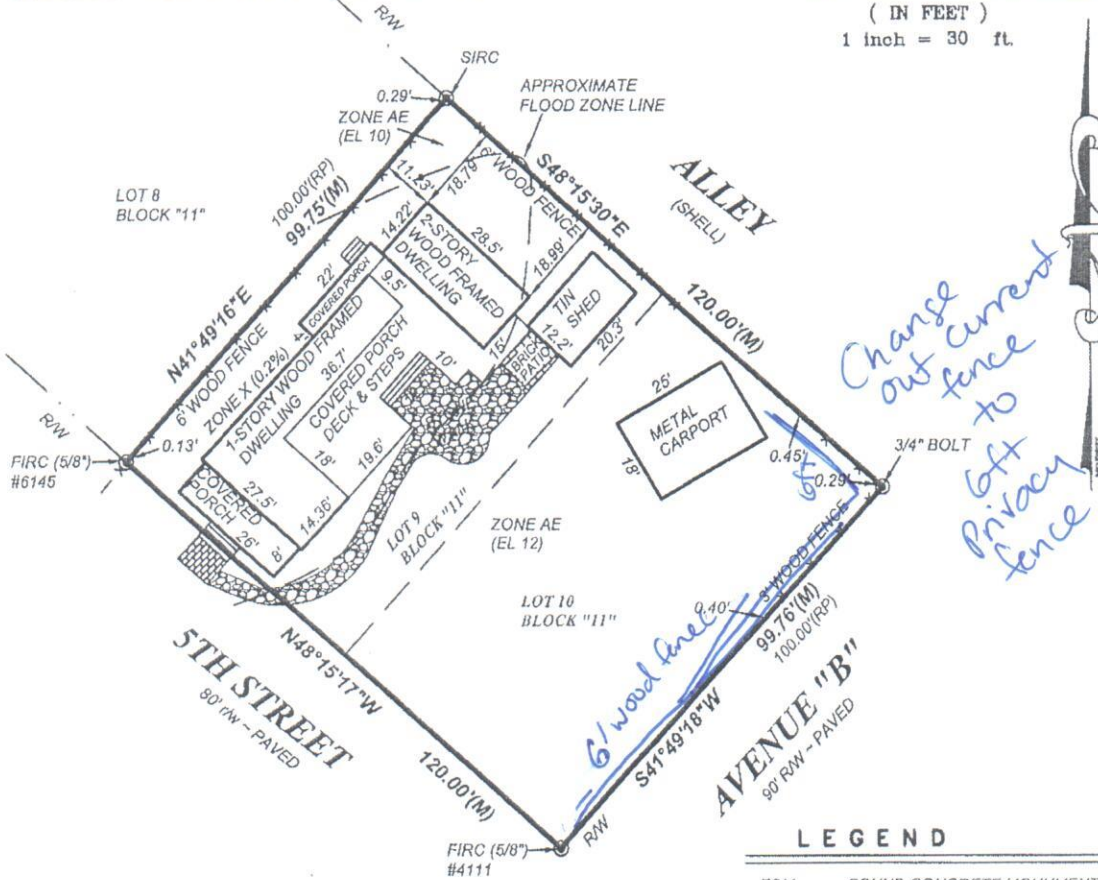
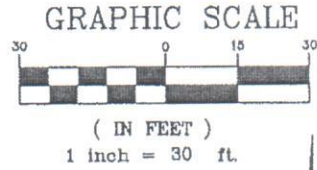
Parcel ID	01-09S-08W-8330-0011-0090	Alternate ID	08W09S01833000110090	Owner Address	SUTTON DAVID O & PATRICIA J
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		CMR 473 BOX 1714
Property Address		Acreage	n/a		APO, AE 096060018
District	3				
Brief Tax Description	BL 11 LOTS 9 & 10				
	(Note: Not to be used on legal documents)				

Date created: 6/11/2018
 Last Data Uploaded: 6/11/2018 11:46:53 AM

Developed by



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 DAVID O. SUTTON,
 PROSPECT MORTGAGE,
 SANDERS AND DUNCAN, P.A.,
 CHICAGO TITLE INSURANCE COMPANY



LEGAL DESCRIPTION:

Lots 9 and 10, Block "11" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Court in Franklin County, Florida.

LEGEND

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

NOTES:

1. SURVEY SOURCE: Previous survey performed by this firm (Job #94-371 Dated 10/17/95), record plat, and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northerly right-of-way boundary of Gorrie Drive being North 63 degrees 46 minutes 48 seconds East as per previously above mentioned survey.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 10), Zone "AE" (EL 12) and Zone "X" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120088 0526F Index date: February 5, 2014, Franklin County, Florida.

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 6J-17, 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.

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



TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 904-942-1332 FAX NUMBER: 904-942-1162 E.O. 11644		
DATE: 09/18/14	DRAWN BY: MWD	N.B. 549 pg 78	COUNTY: Franklin
FILE: 14264.DWG	DATE OF LAST FIELD WORK: 09/18/14	JOB NUMBER: 14-284	

MS DOS



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Parcel Summary

Parcel ID 01-09S-08W-8330-0207-0140
 Location Address GRT APA
 32320
 Brief Tax Description* BL 207 LOTS 14 THRU 16 630/299 OR/617/70 1008/535 1196/281
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Simmons Elinor Mount-
 297 23rd Avenue
 Apalachicola, FL 32320

Land Information

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

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/26/2017	\$19,000	WD	1196	281	Unqualified (U)	Vacant	EMERALD COAST FEDERAL CREDIT	MOUNT-SIMMONS
N	03/30/2010	\$43,800	WD	1008	535	Unqualified (U)	Vacant	PITTMAN	EMERALD COAST FEDERAL CREDIT
N	12/10/1999	\$7,900	WD	630	299	Qualified (Q)	Vacant	RAY	PITTMAN
N	05/13/1998	\$70,000	RD	595	740	Unqualified (U)	Vacant	FORD CHAUNCEY J. AND	PITTMAN NAPOLEON & PAUL GANT

Valuation

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$17,100	\$17,100	\$17,100
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$17,100	\$17,100	\$17,100
Assessed Value	\$17,100	\$17,100	\$17,100
Exempt Value	\$0	\$0	\$0
Taxable Value	\$17,100	\$17,100	\$17,100
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

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



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0207-0140	Alternate ID	08W09S01833002070140	Owner Address	SIMMONS ELINOR MOUNT-
Sec/Twp/Rng	1-9S-8W	Class	VACANT		297 23RD AVENUE
Property Address	GRT APA	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 207 LOTS 14 THRU 16 (Note: Not to be used on legal documents)				

Date created: 6/11/2018
 Last Data Uploaded: 6/11/2018 11:46:53 AM

Developed by



NWFWMD Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



Geographical Information

Latitude/Longitude: 29.727737 / -85.000165 Print this report
 Address: EARL KING ST APALACHICOLA FL 32320 [APPROXIMATE]
 Parcel ID: 01-09S-08W-8330-0207-0140
 Firm Panel: 12037C0507F (Effective)

Flood Information

Flood Zone Information

Geographic Entity
Location of Interest
Parcel

Effective Flood Zone

X

X:100%

Base Flood Elevation*

N/A

*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.

Legend



Location of Interest



Parcel Outline

City of Apalachicola Tree Removal Application

Name: Elinor Mount-Simmons
 Address: Lot 14,15,16 Block 207 Apalachicola, FL
 Phone # 850-323-0544
 Contractor: America's Home Place
 Contractor's Phone # 850-309-0800
 Number of Trees: > 20
 Type of Trees: Pine Trees

REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

<input type="checkbox"/>	Trimming Limbs or Maintenance issues.
<input checked="" type="checkbox"/>	New Construction House or Building.
<input type="checkbox"/>	The tree has extensive decay throughout crown & main system.
<input type="checkbox"/>	Safety Issue, Leaning over house, In power lines, Foundation of house.
<input type="checkbox"/>	Insurance company will not cover unless tree is removed, Letter included.
<input type="checkbox"/>	Interfering with, Underground utilities, Sidewalks, Driveways, Etc.
<input type="checkbox"/>	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: [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.
- N/A 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.
- N/A 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.
- N/A 4.) A statement as to grade changes proposed for the lot or parcel and how such changes will affect the matters regulated by Ordinance.

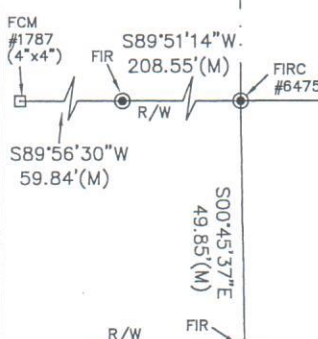
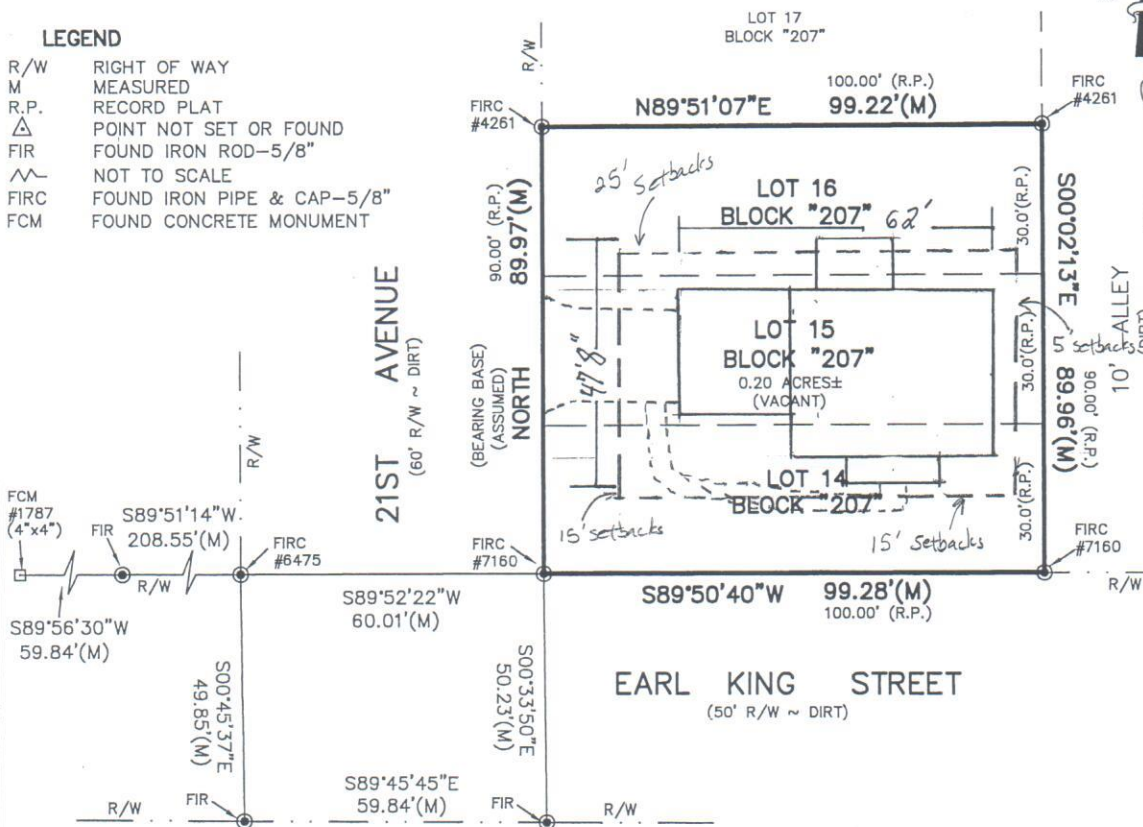
Date: _____	Approved: Yes _____ or No _____
Reason not approved: _____	
<p>Planning and Zoning's Recommendation is: Approved: _____ Denied: _____ Date: _____ Signature: _____</p>	<p style="text-align: center;">Approved By: City of Apalachicola Code Enforcement Officer: _____ City Administrator: _____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

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 ELINOR MOUNT-SIMMONS,
 CENTENNIAL BANK,
 COSTIN & COSTIN, P.A.,
 FIRST AMERICAN TITLE INSURANCE COMPANY



LEGEND

- R/W RIGHT OF WAY
- M MEASURED
- R.P. RECORD PLAT
- △ POINT NOT SET OR FOUND
- FIR FOUND IRON ROD-5/8"
- NOT TO SCALE
- FIRC FOUND IRON PIPE & CAP-5/8"
- FCM FOUND CONCRETE MONUMENT



90 x 100

15 both corners

25' rear

total of 15 not less than 5

Accessories 5'

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Easterly right of way boundary of 21st Avenue having an assumed bearing of North.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGAL DESCRIPTION:

Lots 14, 15, and 16, Block "207" 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.

25.989%
 Approx. *35%*
 Lot *23.6%*
 Coverage

Total sq ft
 2,123.60

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0507F, index date: February 5, 2014, Franklin County, Florida.

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

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

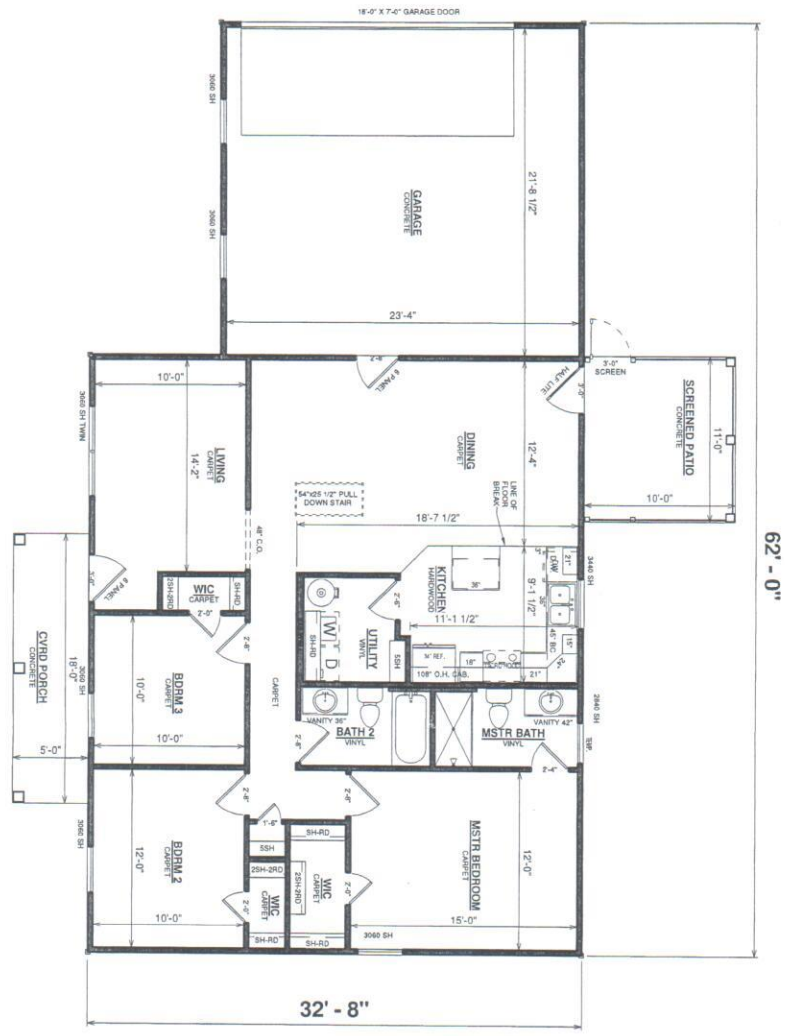
James T. Roddenberry

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

TR & A	<i>Thurman Roddenberry & Associates, Inc.</i>		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160		
DATE: 06/12/17	DRAWN BY: BB	NB Folder	COUNTY: FRANKLIN
FILE: 99248.DWG	DATE OF LAST FIELD WORK: 06/9/17	JOB NUMBER: 99-248	

TO REPORT COPYRIGHT VIOLATIONS CALL (770)934-1198. THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF AMERICA'S HOME PLACE, INC. IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$100 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. PRELIMINARY DESIGN PLANS. PAPER SIZE: 11" x 17". SCALE: 1/8" = 1'-0".

1 FIRST FLOOR PLAN
1/8" = 1'-0"



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PRELIMINARY DESIGN PLANS

SHEET NUMBER: DP-3
SCALE: 1/8" = 1'-0"



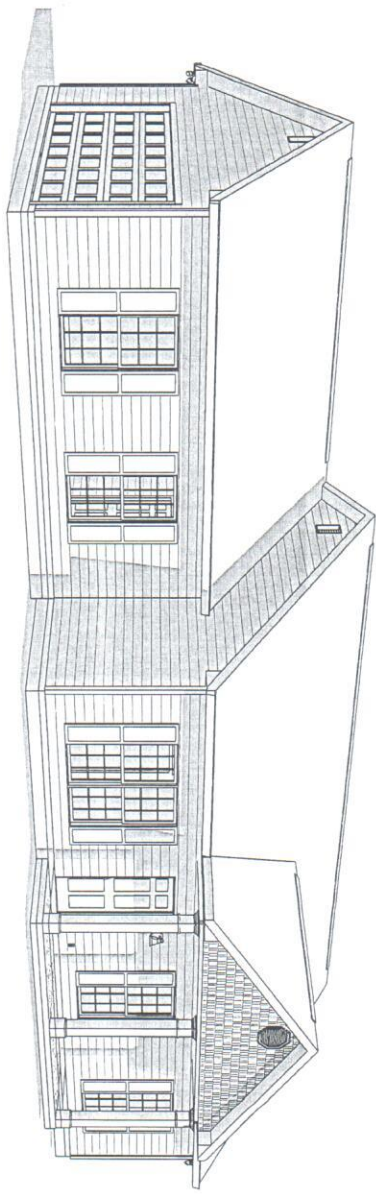
PROPERTY OF: AMERICA'S HOME PLACE, INC.
DRAWN BY: CR
CHECKED BY: BT
PRINT DATE: 5/4/2018 2:06:57 PM
FOUNDATION TYPE: MONOSLAB

JOB#: 43-18-023
2x4 UNLESS OTHERWISE NOTED
S:\AHP-JOBS\Doug Higgins\43-Tallahassee\43-Mount-Simmons-Ford B-Monoslab-R43-Mount Simmons-Ford B-Monoslab.rvt

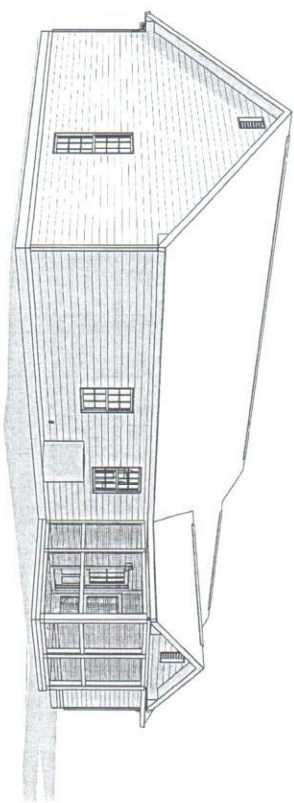
THE: FORD B
FOR: ELINOR MOUNT-SIMMONS
321 EARL KING ST APALACHICOLA, FL 32320
OFFICE: TALLHASSEE
SOLD BY: BC

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	PRELIMS	5.4.18

AREAS:	
FIRST FLOOR	1,307 SF
GARAGE	528 SF
FRONT PORCH	90 SF
SCREENED PORCH	110 SF
TOTAL UNDER ROOF	2,034 SF



1 FRONT PERSPECTIVE - DESIGN




2 REAR PERSPECTIVE - DESIGN

SHEET LIST - DESIGN	
SHEET NUMBER	SHEET NAME
DP-0	DESIGN COVER SHEET
DP-1	FRONT & REAR ELEVATIONS
DP-2	LEFT & RIGHT ELEVATIONS
DP-3	FLOOR PLAN
DP-4	ELECTRICAL PLAN

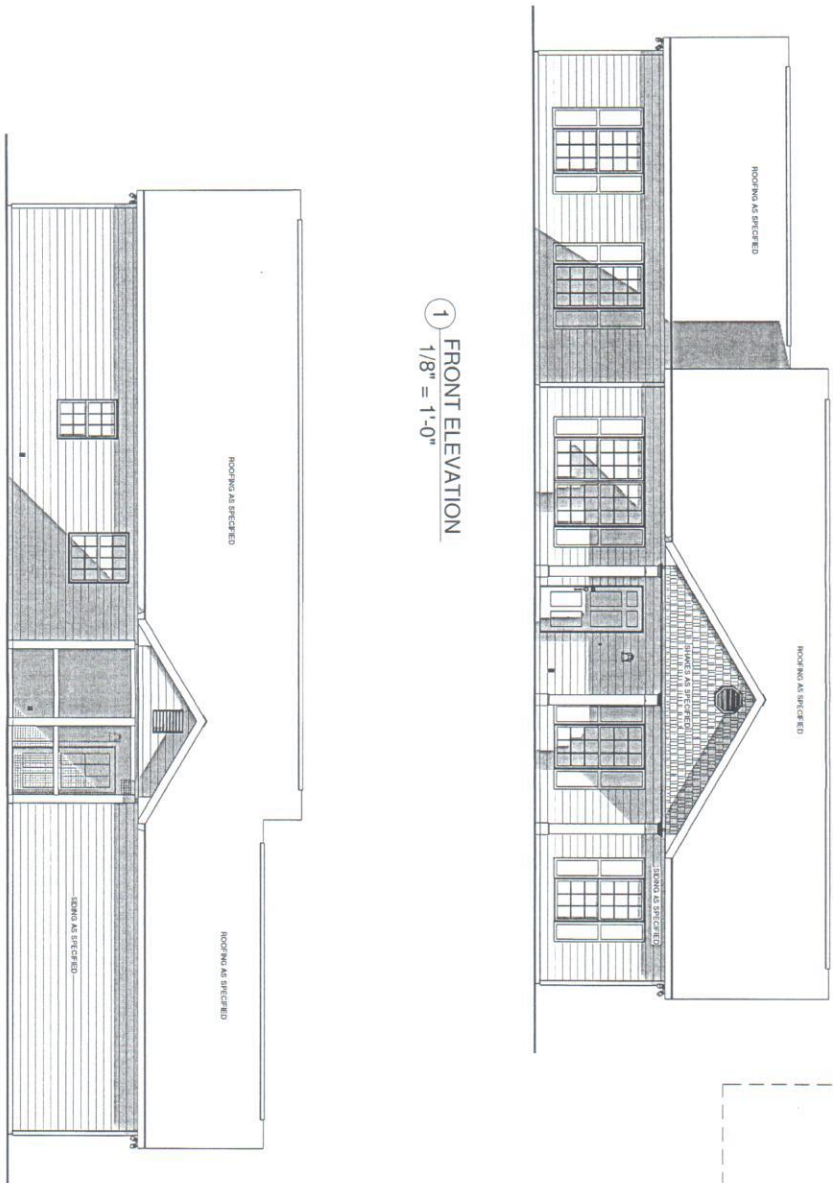
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AHP - Signature Stamp

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OPT. PAPER SIZE: 10' 1/4" x 11' 0" or 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%
PRELIMINARY DESIGN PLANS
PAPER SIZE: 11" x 17"

SHEET NUMBER: DP-0	PROPERTY OF:	DRAWN BY: CR	JOB# 43-18-023	THE: FORD B	AREAS:	Revision Schedule		
		CHECKED BY: BT	2x4 UNLESS OTHERWISE NOTED	FOR: ELINOR MOUNT-SIMMONS	FIRST FLOOR 1,307 SF	Revision Number	Revision Description	Revision Date
DESIGN COVER SHEET	PRINT DATE: 5/4/2018 2:06:47 PM	FOUNDATION TYPE: MONOSLAB	321 EARL KING ST APALACHICOLA, FL 32320	GARAGE 528 SF	SCREENED PORCH 110 SF	1	PRELIMS	5.4.18
	S:\AHP_JOBS\Doug Higgins\43-Tallahassee\43-Mount-Simmons-Ford B-Monoslab-R\43-Mount-Simmons-Ford B-Monoslab.rvt	OFFICE: TALLAHASSEE	SOLD BY: BC	TOTAL UNDER ROOF 2,034 SF				

TO REPORT COPYRIGHT VIOLATIONS CALL (770)533-1248 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT AND REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. © COPYRIGHT ALL RIGHTS RESERVED AND NO ACTIONS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.




1 FRONT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

this space reserved for
AHP - Signature Stamp

OPT. PAPER SIZE: for 1/4" = 1'-0" or 3/8" PAPER SIZE ENLARGE PRINTS TO 200%
PRELIMINARY DESIGN PLANS

SHEET NUMBER: DP-1	PROPERTY OF:  © COPYRIGHT - 2018	DRAWN BY: CR	JOB# 43-18-023	THE: FORD B	AREAS: FIRST FLOOR 1,307 SF GARAGE 528 SF FRONT PORCH 80 SF SCREENED PORCH 110 SF TOTAL UNDER ROOF 2,034 SF	Revision Schedule																	
		CHECKED BY: BT	FOUNDATION TYPE: MONOSLAB	FOR: ELINOR MOUNT-SIMMONS 321 EARL KING ST APALACHICOLA, FL 32320		OFFICE: TALLAHASSEE	SOLD BY: BC	<table border="1"> <thead> <tr> <th>Revision Number</th> <th>Revision Description</th> <th>Revision Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PRELIMS</td> <td>5.4.18</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision Number	Revision Description	Revision Date	1	PRELIMS	5.4.18									
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1	PRELIMS	5.4.18																					
FRONT & REAR ELEVATIONS		S:SAHP-JOBS/Doug Higgins/43-Tallahassee/43-Mount-Simmons-Ford B-Monoslab-R/43-Mount-Simmons-Ford B-Monoslab.rvt																					

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PRELIMINARY DESIGN PLANS

OPT. PAPER SIZE: 14" x 14" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

SHEET NUMBER: **DP-2**
 SCALE: 1/8" = 1'-0"



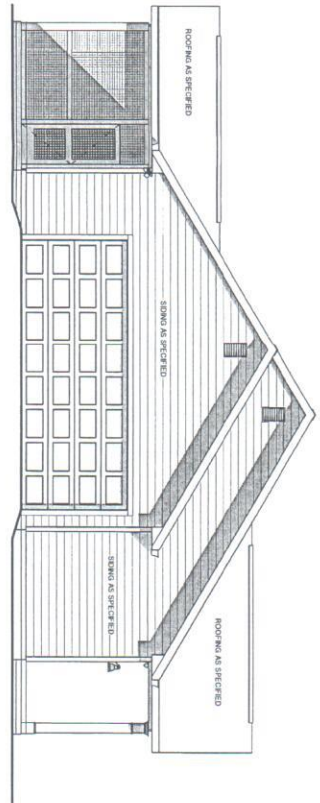
PROPERTY OF: **ELINOR MOUNT-SIMMONS**
 DRAWN BY: CR
 CHECKED BY: BT
 PRINT DATE: 5/4/2018 2:06:57 PM
 FOUNDATION TYPE: MONOSLAB
 S:\AHP-JOBS\Doug Higgins\43-Tallahassee\43-Mount-Simmons-Ford B-Monoslab-R\43-Mount Simmons-Ford B-Monoslab.rvt

JOB# 43-18-023
 THE: **FORD B**
 FOR: **ELINOR MOUNT-SIMMONS**
 321 EARL KING ST APALACHICOLA, FL 32320
 OFFICE: TALLAHASSEE
 SOLD BY: BC

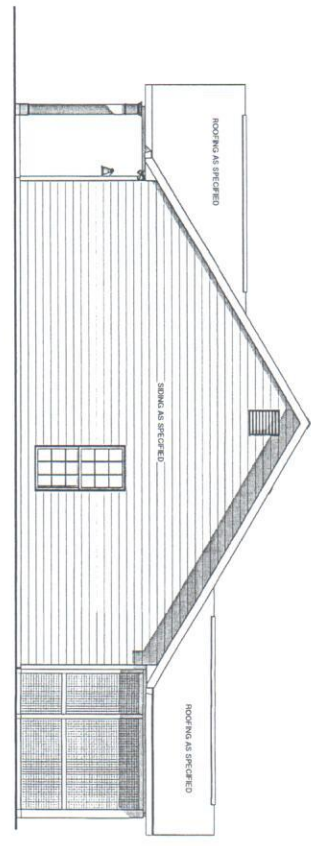
AREAS:		
FIRST FLOOR	1,307 SF	
GARAGE	528 SF	
FRONT PORCH	90 SF	
SCREENED PORCH	110 SF	
TOTAL UNDER ROOF	2,034 SF	

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	PRELIMS	5.4.18

2 LEFT ELEVATION
 1/8" = 1'-0"



1 RIGHT ELEVATION
 1/8" = 1'-0"



this space reserved for
 AHP - Signature Stamp

LEFT & RIGHT ELEVATIONS

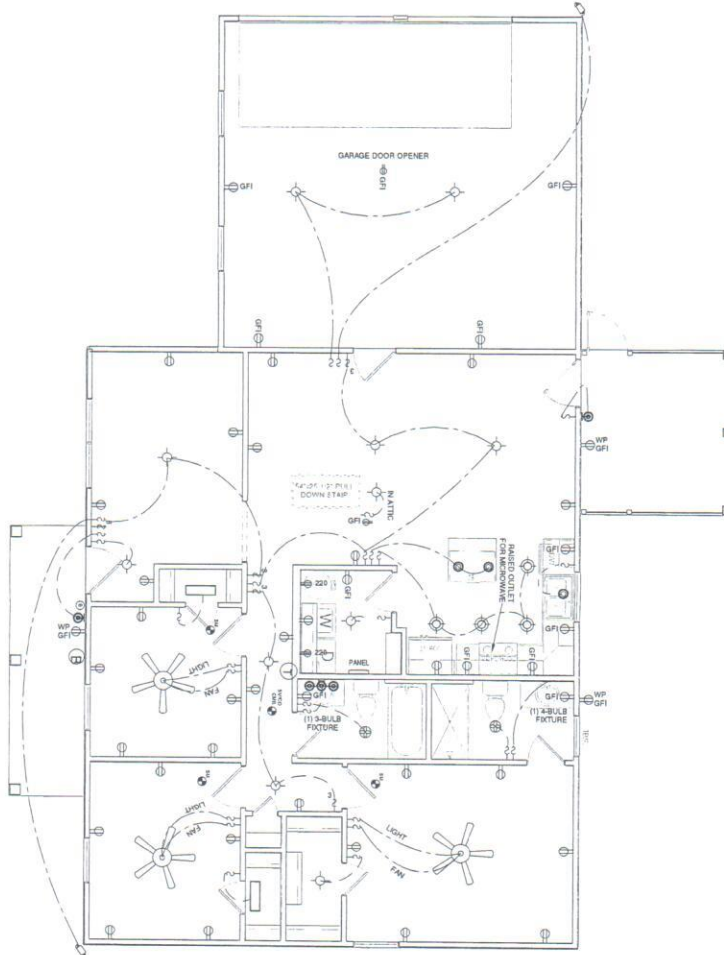
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PRELIMINARY DESIGN PLANS

PAPER SIZE: 11" x 17"

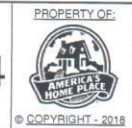
SCALE: 1/8" = 1'-0"

1 ELECTRICAL PLAN
1/8" = 1'-0"



this space reserved for
AHP - Signature Stamp

SHEET NUMBER: DP-4



PROPERTY OF: **FORD B**
 DRAWN BY: CR
 CHECKED BY: BT
 PRINT DATE: 5/4/2018 2:06:57 PM
 FOUNDATION TYPE: MONOSLAB

JOB# 43-18-023
 2x4 UNLESS OTHERWISE NOTED
 MONOSLAB

THE: **FORD B**
 FOR: **ELINOR MOUNT-SIMMONS**
 321 EARL KING ST APALACHICOLA, FL 32320

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	PRELIMS	5.4.18

SAHP-JOBS/Doug Higgins/43-Tallahassee/43-Mount-Simmons-Ford B-Monoslab-R/43-Mount-Simmons-Ford B-Monoslab.rvt

OFFICE: TALLAHASSEE SOLD BY: BC

AREAS:	Area	SF
FIRST FLOOR	1,307 SF	
GARAGE	528 SF	
FRONT PORCH	90 SF	
SCREENED PORCH	110 SF	
TOTAL UNDER ROOF	2,034 SF	

June 7, 2018

Plan Review for Elinor Mount-Simmons

Project: New Construction

Reviewer: C. Clark

Site Address: missing.

Note: Permit application shows Lot/Block information but is missing actual site address relevant to determine front/rear setbacks.

Zoning: R-2 – Consistent.

Note: Permit application does not include all appropriate documentation to show Zoning District.

Floodzone: X – Consistent.

Note: Permit application does not include all appropriate documentation to show Flood Zone.

Lot Coverage: Not documented.

Note: It appears from site plan that lot coverage is probably consistent but documentation required on permit application.

Setbacks: Consistent

Appet ~~35%~~
23.6% ~~35%~~ Lot Coverage
25.39%

90 x 100 Lot
9,000 sqft

PAGE BREAK



Parcel Summary

Parcel ID 01-095-08W-8330-0194-0060
 Location Address .
 32320
 Brief Tax Description* BL 194 LOTS 6,7,8,9, & 10 OR 227/348 422/5 1186/415
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Moon Curtis G & Mary G
 P.O. Box 127
 Lloyd, FL 323370127

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000130	SFR WATER	60.00	FF	0	0
009500	SUBMERGED	240.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	02/24/2017	\$100	WD	1186	415	Unqualified (U)	Vacant	MOON	MOON
N	08/05/1993	\$26,095	WD	422	5	Qualified (Q)	Vacant	CUNNINGHAM	MOON

Valuation

	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$120,600	\$120,600	\$120,600
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$120,600	\$120,600	\$120,600
Assessed Value	\$120,600	\$120,600	\$120,600
Exempt Value	\$0	\$0	\$0
Taxable Value	\$120,600	\$120,600	\$120,600
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

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

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

Developed by

Last Data Upload: 6/11/2018 11:46:53 AM



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-095-08W-8330-0194-0060	Alternate ID	08W09S01833001940060	Owner Address	MOON CURTIS G & MARY G
Sec/Twp/Rng	1-9S-8W	Class	VACANT		P.O. BOX 127
Property Address		Acreage	n/a		LLOYD, FL 323370127
District	3				
Brief Tax Description	BL 194 LOTS 6,7,8,9, & 10				
	(Note: Not to be used on legal documents)				

Date created: 6/11/2018
 Last Data Uploaded: 6/11/2018 11:46:53 AM
 Developed by



NWFWMD Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



Geographical Information

Latitude/Longitude: 29.72104 / -84.984682 Print this report
 Address: BAY AVE APALACHICOLA FL 32320 [APPROXIMATE]
 Parcel ID: 01-09S-08W-8330-0194-0060
 Firm Panel: 12037C0526F (Effective)

Flood Information

Flood Zone Information

Geographic Entity	Effective Flood Zone
Location of Interest	AE
Parcel	VE:63% AE:37%

Base Flood Elevation*

14.0ft
(Effective BFE)

*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.

Legend

-  Location of Interest
-  Parcel Outline

NWFWMD Flood Information Report, Effective FIRM Issue Date:2/5/2014[Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



Google

Geographical Information

Latitude/Longitude: 29.720649 / -84.98408 Print this report
 Address: BAY AVE APALACHICOLA FL 32320 [APPROXIMATE]
 Parcel ID: 01-09S-08W-8330-0194-0100
 Firm Panel: 12037C0526F (Effective)

Flood information

Flood Zone Information

Geographic Entity: VE
 Location of Interest: Effective Flood Zone
 Parcel: VE:100%

Base Flood Elevation*

15.0ft
 (Effective BFE)

*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevation floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.

Legend

-  Location of Interest
-  Parcel Outline