

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, May 11TH, 2020
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting – 6:00 P.M.

1. Approval of April 13, 2020 workshop minutes & regular meeting minutes.
2. Review, Discussion and Decision for a 12'x12' Storage Shed **(Historic District) (R-4) @ 208 12th St.** Block 151, Lots 7 & 8 For – Peyton Morton - Owner; Contractor: Self. **(Tabled April 13, 2020 for no representation)**
3. Review, Discussion and Decision for After the Fact gravel driveway **(Historic District) (R-1) @ 76 Ave. G** Block 18 NW ½ of Lot 6 and 7. For – George McChesney – Owner; Contractor: Self. **(Tabled March 9, 2020 pending engineered stormwater analysis brought back to P&Z)**
4. Review, Discussion and Decision for tear down and rebuild of ADA Ramp –**(Historic District) (R-1) @ 98 12th Street**, Block 83, 84, 87, 88 and Lots thereof. For— Apalachicola Bay Charter School – Owner; Contractor: Self.
5. Review, Discussion and Decision for Demo of Pool - **(C-3) @ 240 Hwy 98** Block 6, Lot 9, NE 26' of Lot 10 & Lots 11-13. For – Apalachicola Bay Inn – Owner; Contractor: Douglas Clearing & Land Development.
6. Review, Discussion and Decision for In Ground Pool - **(Historic District) (R-1) @ 67 Ave. D Block 16**, Lot 1 & E ½ Lot 2. For – Steven Etchen – Owner; Contractor: To be determined.
7. Review, Discussion and Decision for New Single Family Home on Piers with Screen Porch, Fence and Tree Removal **(R-2) @ 217 Cottage Hill Rd.**, A parcel containing 1.05 Acres. For – James Frost – Owner; Contractor: To Be Determined.
8. Review, Discussion and Decision for New Single Family Home with 6' Privacy Fence and 30'x40' Storage Building **(R-2) @ 89 Main St.**, 2.25 Acres Railroad Right of Way (back of Magnolia Cemetery). For – Brisbin Skiles – Owner; Contractor: Substantial Structures Inc.

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9. Review, Discussion and Decision for 20' x 24' Detached Garage and 4 Ft. Screened fence around HVAC units **(Historic District) (O/R) @ 189 Ave. E** Block 99, Lot 1 and 2. For – Phillip Fuerschbach – Owner; Contractor: Self.

10. Review, Discussion and Decision for Tree Removal – **(Historic District) (R-1) @ 140 Ave. C**, Block 47, NE ½ Lots 4 and 5. For – Charles Hinson – Owner; Contractor: Trent Wheeler.

11. Review, Discussion and Decision for Enlarging North Side Porch - **(R-1) @ 231 Atlantic Ave.** Block 8 (Neels Addition), Lots 4, 13, 14 & portions of Lots 5 and 6. For – Virginia Madewell – Owner; Contractor: William Ross Development.

12. Review, Discussion and Decision for Tree Removal – **(Historic District) (C-1) @ 44 Commerce St.** Block C2, Lot 3. For – Gordon & Sandra Adkins – Owner; Contractor: Joe Ward.

13. Review, Discussion and Decision for 6 ft. Privacy Fence – **(Historic District) (R-1) @ 52 13th Street**, Block 55, Lot 4. For – Frances Cook-Owner; Contractor: Kai Nelson.

Other/New Business



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Minutes

Workshop Attendance via Zoom: Al Ingle-Chair, Uta Hardy-Vice Chair, Elizabeth Milliken, Constance Peck, Heath Galloway, Anita Grove-Commissioner, Kristy Banks-City Attorney, Kevin Begos-Mayor.

Workshop Attendance at Community Center: Jim Bachrach, Chris Holley-City Administrator, Revena Ramsey-Code Enforcement & Permitting, David Meyer-Sound/Audio.

Workshop- 5:00 P.M.

Planning & Zoning Workshop Topic: Municode w/Rebecca Jetton
Discussion was held with Rebecca Jetton on speaker phone.

Regular Meeting – 6:00 P.M.

Attendance via Zoom: Al Ingle-Chair, Uta Hardy-Vice Chair, Elizabeth Milliken, Constance Peck, Heath Galloway, Bob Lauther, Anita Grove-Commissioner, Kristy Banks-City Attorney, David Adlerstein, Rusty Tucker

Attendance at Community Center: Jim Bachrach, David Meyer, Revena Ramsey, George Coon, James Elias & Kathleen Kelly, Henry Martin

1. Approval of March 9, 2020 workshop minutes & regular meeting minutes.
Motion to approve: Jim Bachrach; Second by Heath Galloway. Motion carries.
2. Review, Discussion and Decision for Municode.
Motion to approve changes by Municode and move forward to Commission for approval: Jim Bachrach; Second by Elizabeth Milliken. Motion carries.

Jim Bachrach stated that normally if someone can't be there the board normally tables an item but, due to the circumstances and some people not being able to be at the meeting due to circumstances, would the board agree to try and move items forward if possible.

Discussion was held on what they should be able to approve without representation.

David Meyer did roll call of applicants at community center for meeting announcing George Coon

Mr. Elias announced himself: James & Kathleen Elias

Mr. Martin announced himself: Henry Martin.

3. Review, Discussion and Decision for Tree Removal - Slash Pine (R-3) @ 446 22nd Ave. Block 209, Lots 6 & 7 For—Mike Thornton—Owner; Contractor: Tree Helper, LLC.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

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Minutes

4. Review, Discussion and Decision for Tree Removal – Long leaf Pines & Water Oaks **(R-2) @ 60 23rd Ave.** Block 266, Lots 12 & 13 For – Michael Friedman- Owner; Contractor: Bartlett Tree Service.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion carries.
5. Review, Discussion and Decision for a 12'x12' Storage Shed **(Historic District) (R-4) @ 208 12th St.** Block 151, Lots 7 & 8 For – Peyton Morton - Owner; Contractor: Self.
Motion to table due to lack of representation and need of survey or site plan: Constance Peck, Second by Uta Hardy.
6. Review, Discussion and Decision for a 20'x21' Garage **(Historic District) (R-1) @ 85 Bay Ave.** Block 26, SW ½ Lot 9 and all of Lot 10 For – James Elias & Kathleen Kelley – Owner; Contractor: Carolina Carports, Inc. **(Flood Zone – AE)**
Motion to approve: Jim Bachrach; Second by Constance Peck. Uta Hardy opposed. Motion carries.
7. Review, Discussion and Decision for Tree Removal – Longleaf Pine **(R-2) @ Entrance of Bay Colony Subdivision, Bay Colony Way & Hwy 98,** Bay Colony Subdivision For— Wayne Gleasman – Bay Colony Owners' Association; Contractor: Tree Help, LLC.
Motion to approve: Heath Galloway; Second by Constance Peck. Motion carries.
8. Review, Discussion and Decision for New Construction with Tree Removal **(Historic district) (C-1) @ 48 Ave. D.** Block 1, Lot 2 & 3. For—Gibson Inn; Steven Etchen—Owner; Contractor: To Be Determined. **(Decision to approve should be contingent upon approval by City Commission due to Lease Agreement)**
Discussion held.
Boards concerns: It's C-1 and should be commercial down with residential up and nothing in the plans for such. Use for short term rentals, not in compliance with code. Morgan Quarters use questioned long term vs short term for overflow as well as owner converting downstairs stores into apartments. Commercial use not being met. Uta would like to see real good set of plans and strategy as the applicant keeps changing his plans. Provisions for Hotel/Motel in C-1. Flood zone was questioned. Primary use was questioned. Questioned whether it's a hotel if it's new construction and not connected to hotel. Question raised if it's attached by the means of covered walk way would it become part of the hotel. If it's located on the lot of the hotel and running under the offices of hotel is it allowed? Question for city council, is this use allowable with this property? Other concerns are that the entire block is getting away from commercial downstairs and upper short term rental. Goes back to code, is this allowed and if so then we have to allow it.

George Coon – Ah La Carte building ground floor is too low, ceiling height is only 7' and that's why they can't do anything downstairs of Ah La Carte. Shared possibilities of making downstairs an office but have to get rid of the bath leaving toilet only and he'd

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have to guarantee it wouldn't be used as a room. Flood zone X. Primary use is part of the Gibson.

Kristy Banks – Read sections of Transient Lodging Ordinance

Motion to ask Kristy-City Attorney two questions: Is this a separate lot that needs to look at new building and old building and what it could be? Second question-If it's a separate lot, does C1 regulations apply with down stairs business and upstairs rentals? Motion made by: Uta Hardy; Second by: Constance Peck. Motion carries.

9. Review, Discussion and Decision for Change in roof pitch **(R-1) @ 231 Atlantic Ave.** Block 8, All of Lots 4, 13, 14 and portions of Lots 5 & 6 Neels Addition. For – Ginger Nelson a.k.a. Virginia Madewell – Owner; Contractor: William Ross Development.
Motion to approve: Jim Bachrach; Second by Constance Peck. Motion carries.

10. Review, Discussion and Decision for Lime stone parking space in front and rear of property **(Historic District) (Part O/R & R-1)@92 Coach Wagoner Blvd.** Block 94, NW ½ of Lot 2 and Lot 3. For – George Martin – Owner; Contractor – Jason White Construction. **(Tabled at March 9th, 2020 meeting due to lack of representation)**
Discussion held. Board concerns with use of lime rock.
Kristy-City Attorney read portion of proposed Fill Ordinance.
Motion for Mr. Martin to get engineer opinion on a way to handle his water problem and get back with the board was made by: Constance Peck; Second by Heath Galloway. Motion carries.

Other/New Business

Uta Hardy shared concerns with operation of Morgan Quarters in that it's operating as short term but is supposed to be long term. Originally it was an apartment building that according to our standards, planning guide it allowed 3 apartments and one storage unit. It was used as 4 apartment's long term and sold as such. Now it's used as 4 unit's short term usage would like it checked out.

Board asked Revena to look into Morgan Quarters and whether it's operating as long term or short term as it's supposed to be long term.

Motion to adjourn: Jim Bachrach; Second by Constance Peck.

Al Ingle, Chair



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Peyton Morton

ADDRESS: P.O. Box

CITY, STATE & ZIP CODE: Hayward, CA 41702 PHONE # 606-216-2083

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Peyton Morton owner

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 208 12th Street Apalachicola, FL

PROPOSED USE OF SITE: Storage Building 12x12'

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

PROPERTY PARCEL ID # 01-095-08W-8330-0151-0070

LEGAL DESCRIPTION OF PROPERTY: Lots 7+Lot 8, Block 151 city of Apalachicola, R-4 / Hist. Dist

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 78' Rear 10' L. Side 22'
R. Side 26'
Cost of Construction \$ 5000.00 Square Footage 144
EPI _____ Flood Zone X Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories 1 # Of Units _____
Type of Roof metal standing seam Type of Walls wood frame Type of Floor concrete
Extreme Dimensions of: Length 12' Height 8' Width 12'

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

NOTICE: 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.

Payton Morton
Signature of Owner or Agent

Date: 3-9-2020

Notary as to Owner or Agent

My Commission expires: _____

Payton Morton owner
Signature of Contractor

Date: 3-9-2020

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



208 12th Street



Image capture: Jul 2013 © 2020 Google

Apalachicola, Florida



Street View





Parcel Summary

Parcel ID 01-09S-08W-8330-0151-0070
 Location Address
 Brief Tax Description* BL 151 LOTS 7-8 OR/153/199-200 285/40 1054/243 LIFE ESTATE 1244/757
 *The Description above is not to be used on legal documents.
 Property Use Code WAREHOUSE- (004800)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Morton W Peyton
 PO Box 1149
 Hazard, KY 41702

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|--------------------|-----------------|-----------|----------|-------|
| 000801 | THE HILL - APALACH | 120.00 | FF | 0 | 0 |

Residential Buildings

Building 1
 Type BARNS
 Total Area 860
 Heated Area 700
 Exterior Walls AVERAGE
 Roof Cover ROLL COMP
 Interior Walls PLYWOOD
 Frame Type NONE
 Floor Cover CARPET
 Heat NONE
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Effective Year Built 1950

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0130 | C.L FENCE 5 | 1 | 0x0x0 | 1 | UT | 0 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------|---------|
| N | 07/03/2019 | \$103,000 | WD | 1244 | 757 | Qualified (Q) | Improved | HOWZE | MORTON |
| N | 02/01/2012 | \$100 | QC | 1054 | 243 | Unqualified (U) | Improved | HOWZE | HOWZE |

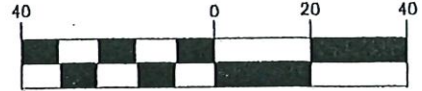
Valuation

| | 2019 Preliminary Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------------------|----------------|----------------|----------------|----------------|
| Building Value | \$625 | \$625 | \$625 | \$625 | \$625 |
| Extra Features Value | \$5 | \$5 | \$5 | \$5 | \$5 |
| Land Value | \$84,000 | \$84,000 | \$48,000 | \$60,000 | \$42,000 |
| Land Agricultural Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Just (Market) Value | \$84,630 | \$84,630 | \$48,630 | \$60,630 | \$42,630 |
| Assessed Value | \$34,549 | \$38,004 | \$31,408 | \$28,553 | \$25,957 |
| Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value | \$34,549 | \$38,004 | \$31,408 | \$28,553 | \$25,957 |
| Maximum Save Our Homes Portability | \$50,081 | \$0 | \$17,222 | \$32,077 | \$16,673 |

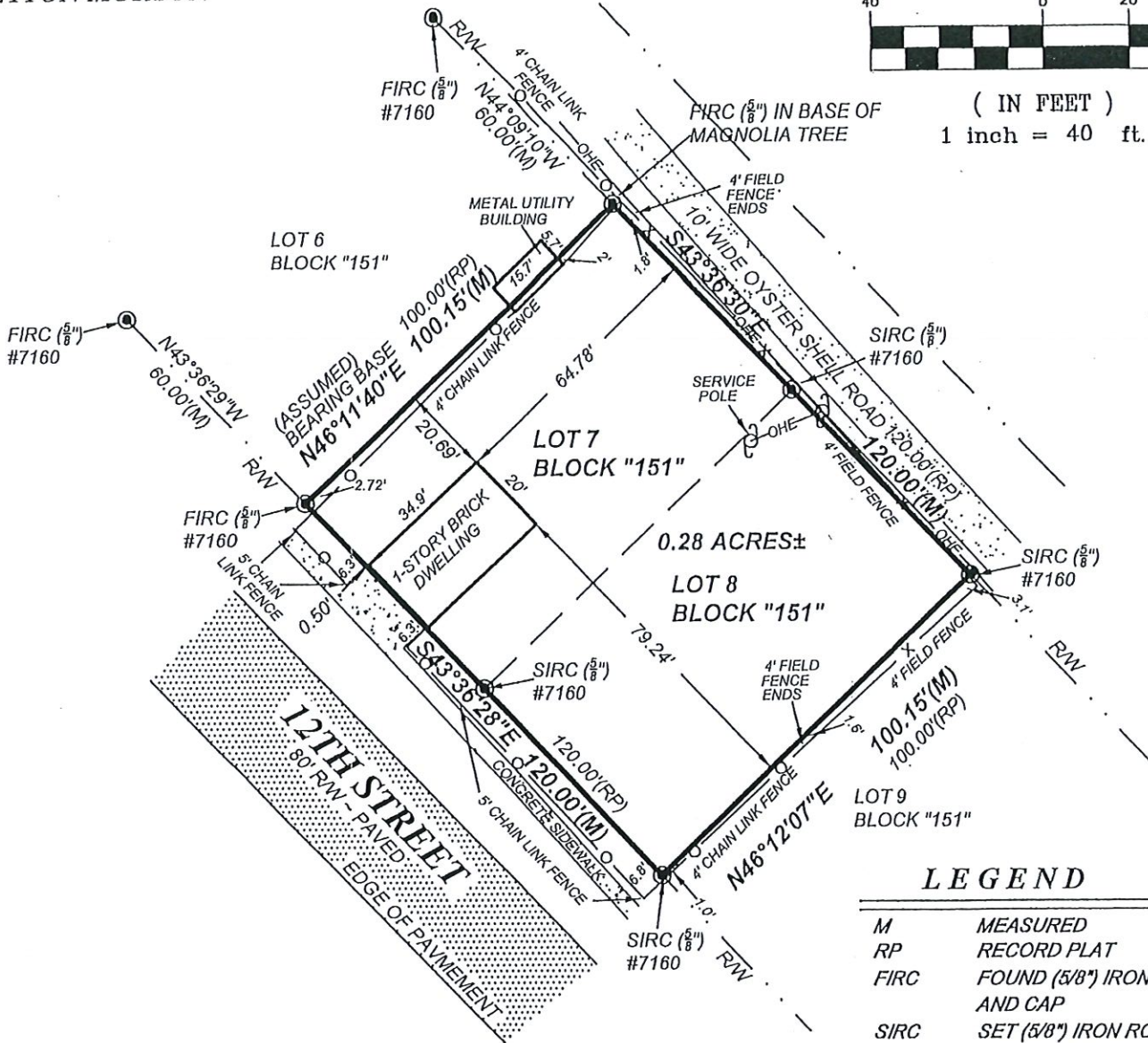
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
PEYTON MORTON**

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

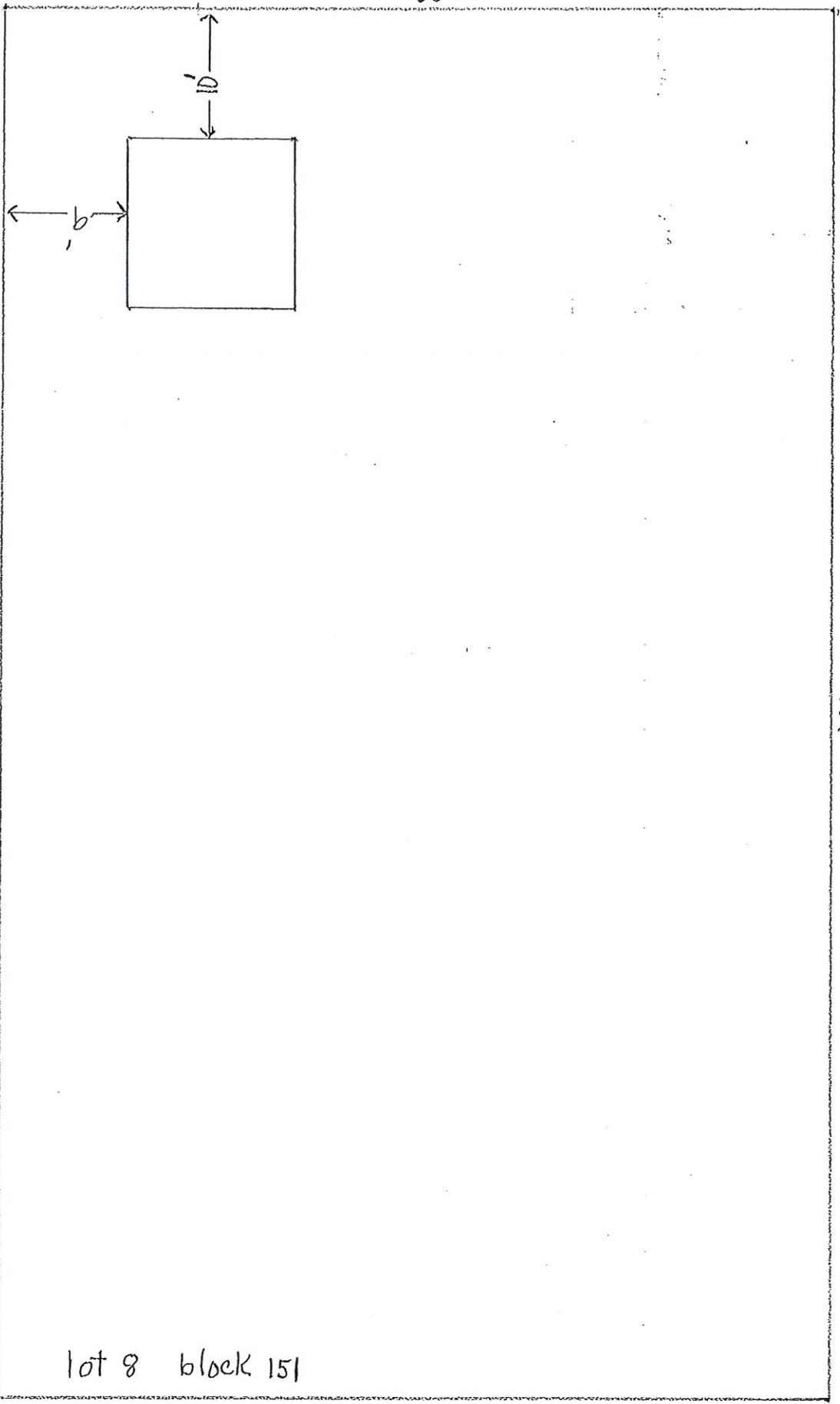


LEGAL DESCRIPTION:
Lot 7 & Lot 8, Block "151" of THE CITY OF
APALACHICOLA, a subdivision as per map in

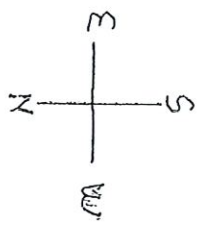
LEGEND

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

ally
60'



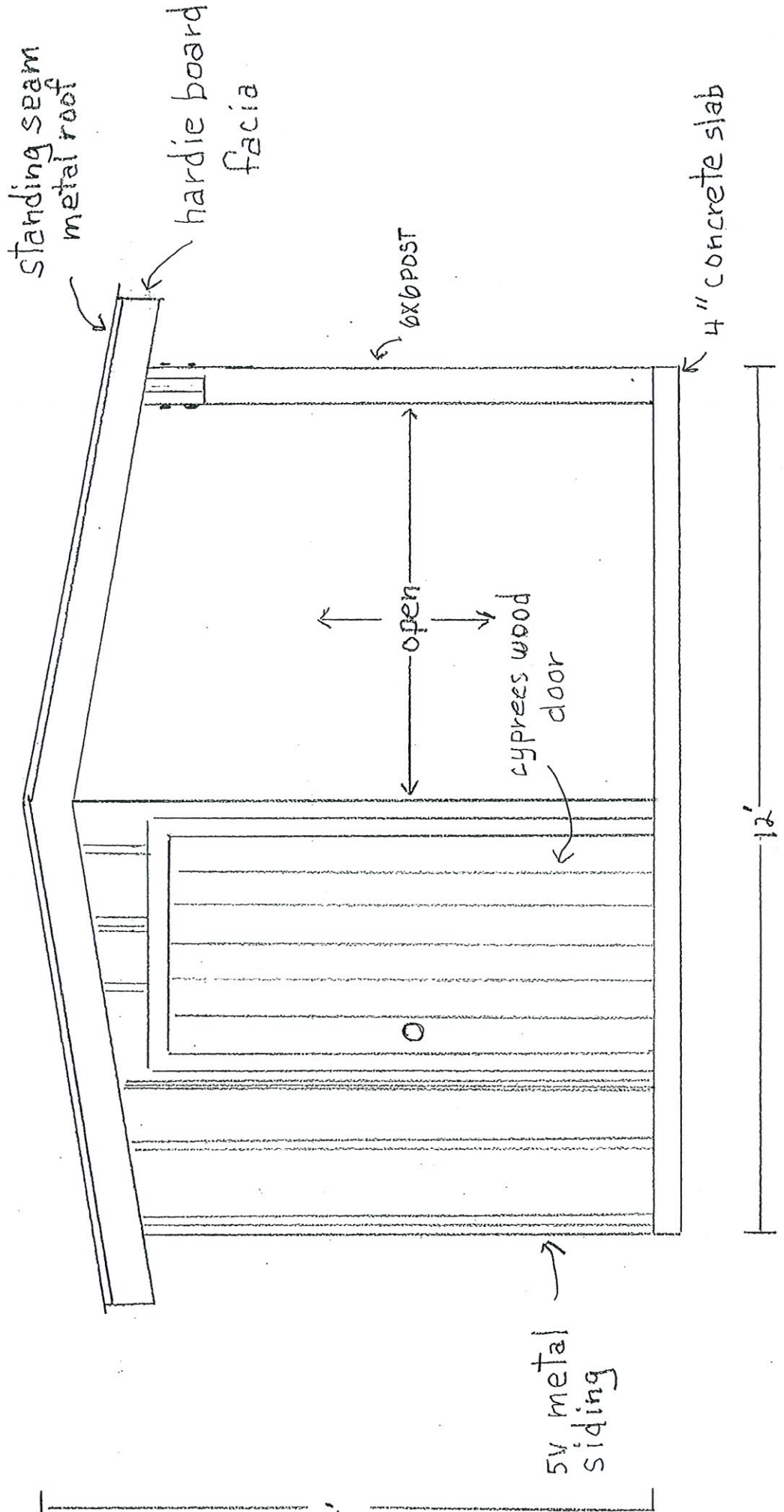
1001



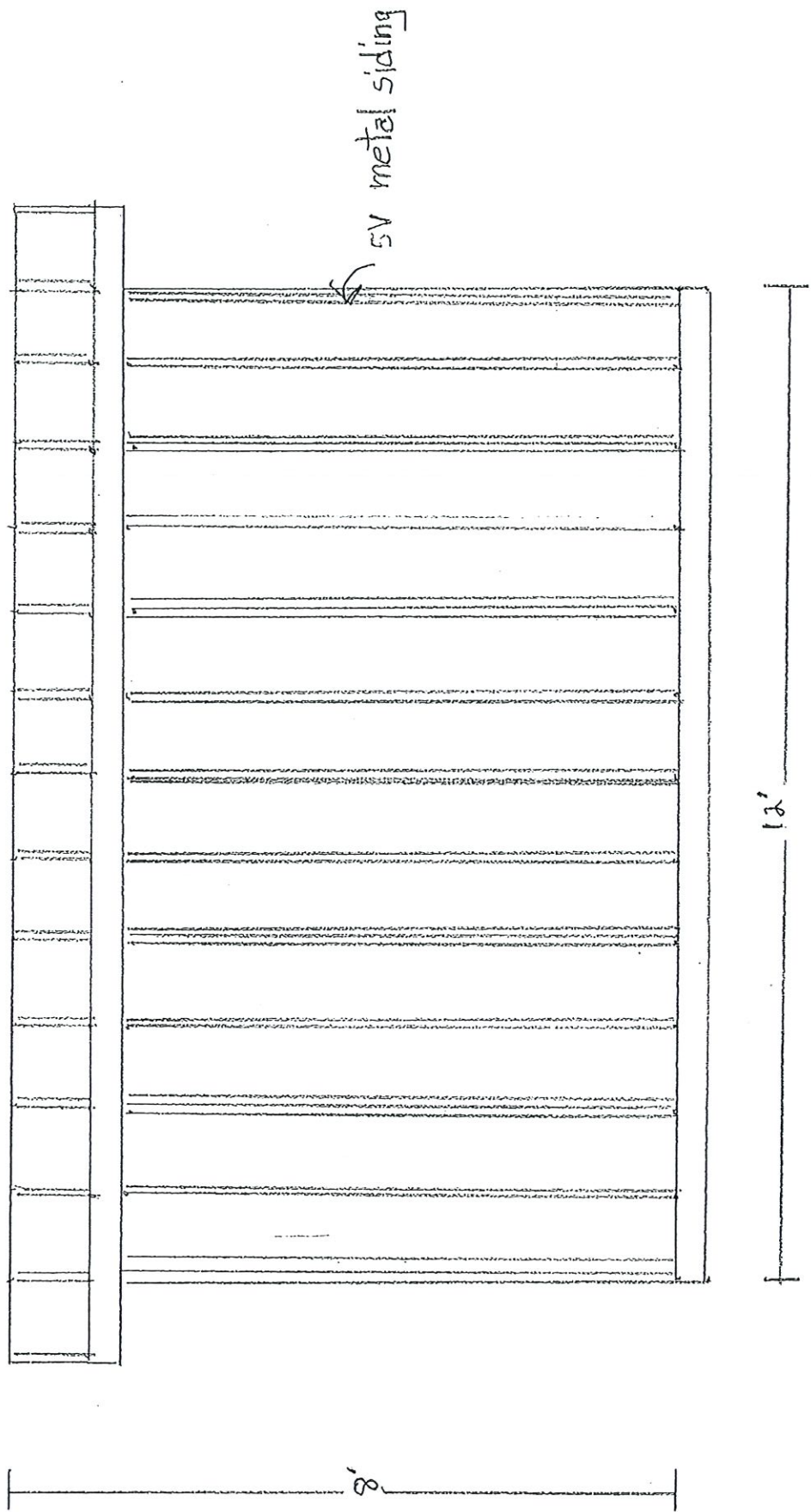
lot 8 block 151

205
12th street

east elevation is the same as the west except there is no door
south elevation is open on one half of each end and all of the side



west elevation



north elevation

STRAIPS ACROSS TOP OF BEAM DOWN 12" TOP OF EACH RAFTER

STANDING SEAM METAL ROOFING
VAPOR BARRIER ON 5/8 PLYWOOD w/10d's.
@ 4" O.C. ON EDGES AND 6" O.C. IN THE FIELD

2x6 RAFTER
FASTENED TO BEAM
ON BOTH SIDES

RAFTERS FASTENED
TO BEAM WITH
RAFTER HANGERS

FRONT AND BACK
FOUR PER RAFTER
SIMPSON
H2.5A
HURRICANE TIES

BEAMS
2-2x10 w/ 1/2" PLYWOOD
FASTENED TO POSTS
WITH 4- 1/2x6 BOLTS

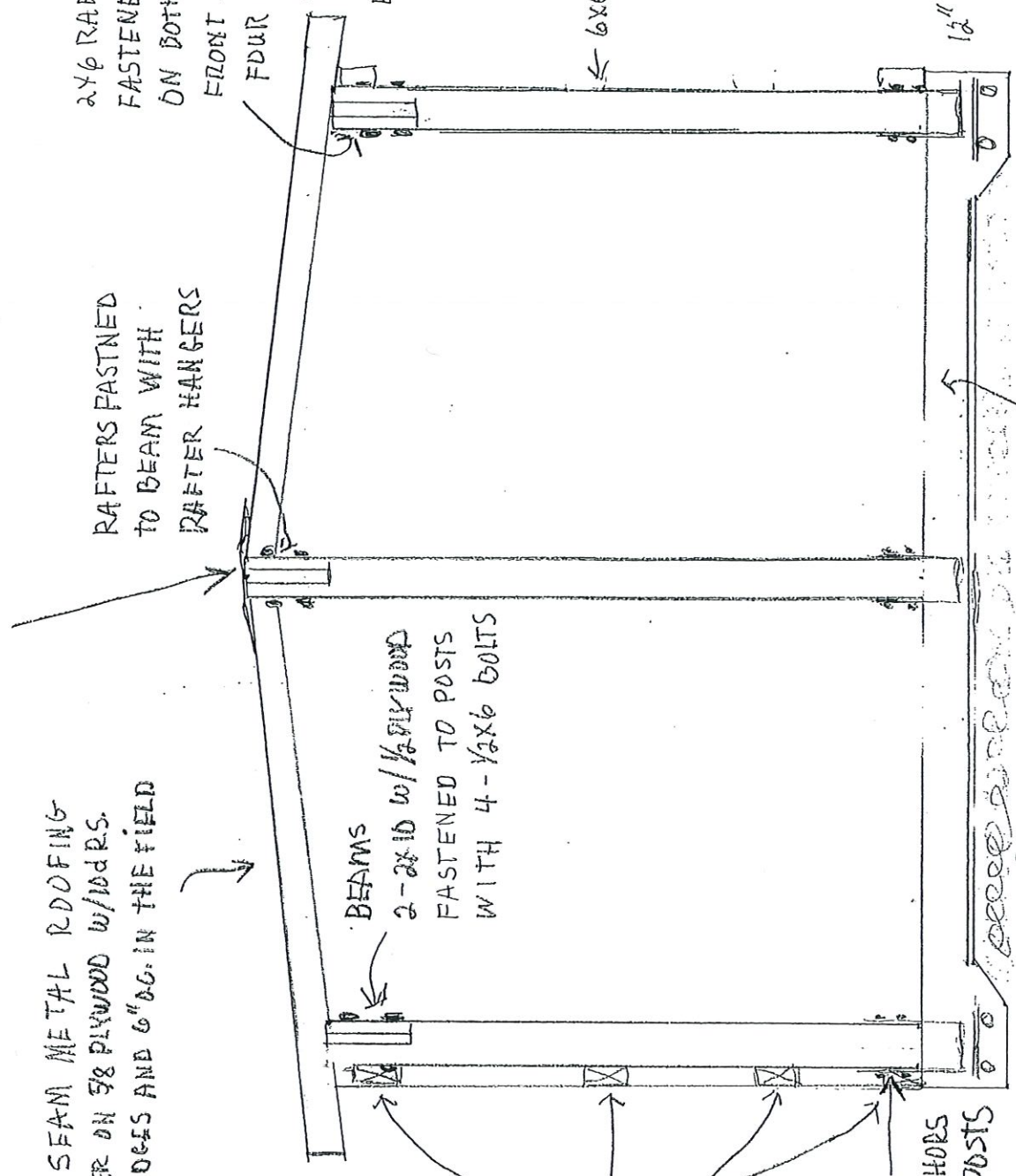
HORIZONTAL 2x6's
5/8 CDX PLYWOOD
TYVEK
EV METAL SIDING

C666
POST ANCHORS
ON ALL POSTS

6x6 POSTS

1 1/2" TURN DOWN
FOOTER
w/ 2 #4 REBAR
AROUND THE
PERIMETER OF
THE SLAB

COMPACTED D.G.A. 5" 4000 PSI. CONCRETE
w/ FIBER





EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: George Mc Chesney

ADDRESS: 76 Ave G

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 404-545-0541

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: OWNER

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # City License #

ADDRESS OF PROJECT: 76 Ave G Apalachicola FL 32320

PROPOSED USE OF SITE: DRIVEWAY

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

PROPERTY PARCEL ID # 01-095-08W-8330-0018-0060

LEGAL DESCRIPTION OF PROPERTY: Blk 18, NW 1/4 of 6, also NW 1/4 of 7

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: _____

P+Z Tabled 3-9-20 pending engineered stormwater analysis brought back to P+Z.



Parcel Summary

Parcel ID 01-09S-08W-8330-0018-0060
 Location Address 76 AVE G
 32320
 Brief BLK 18 THE NW 1/2 OF LOT 6 ALSO THE NORTH 1/2 OF LOT 7 OR 230/240 235/322 290/157 451/233 454/160 581/676 623/524 OR/631/265
 Tax Description* 1244/595
 *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
[Mcchesney George L](#)
 P.O. Box 4789
 Santa Rosa Beach, FL 32459

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|---------------------|-----------------|-----------|----------|-------|
| 000188 | SFR CHAPMAN/APALACH | 50.00 | FF | 0 | 0 |
| 000188 | SFR CHAPMAN/APALACH | 30.00 | FF | 0 | 0 |

Residential Buildings

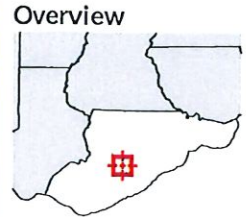
Building 1
 Type SFR PILING
 Total Area 2,088
 Heated Area 1,428
 Exterior Walls AVERAGE
 Roof Cover MODULAR MT
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat FORCED AIR
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 2
 Stories 1
 Effective Year Built 2000









Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|--------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0356 | SCREEN | 1 | 80x0x0 | 80 | LF | 1982 |
| 0400 | LATTICE | 1 | 0x0x0 | 10 | UT | 2000 |
| 0170 | FPLC BELOW AVERAGE | 1 | 0x0x0 | 1 | UT | 0 |
| 0080 | DECK | 1 | 0x0x0 | 8 | UT | 2003 |
| 0300 | STEPS | 1 | 0x0x0 | 75 | UT | 2003 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|---------------|-----------------|--------------------------|------------|
| N | 06/24/2019 | \$280,000 | WD | 1244 | 595 | Qualified (Q) | Improved | SMITH | MCCHESENEY |
| N | 08/20/1999 | \$45,000 | WD | 623 | 524 | Qualified (Q) | Improved | APALACHICOLA RENAISSANCE | SMITH |
| N | 05/27/1994 | \$23,000 | WD | 454 | 160 | Qualified (Q) | Improved | MONTGOMERY | VAIL III |



- 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-8330-0018-0060 | Alternate ID | 08W09S01833000180060 | Owner Address | MCCHESNEY GEORGE L |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAM | | P.O. BOX 4789 |
| Property Address | 76 AVE G | Acreage | n/a | | SANTA ROSA BEACH, FL 32459 |
| District | 3 | | | | |
| Brief Tax Description | BLK 18 THENW 1/2 OF LOT 6 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 2/28/2020
 Last Data Uploaded: 2/28/2020 7:39:54 AM

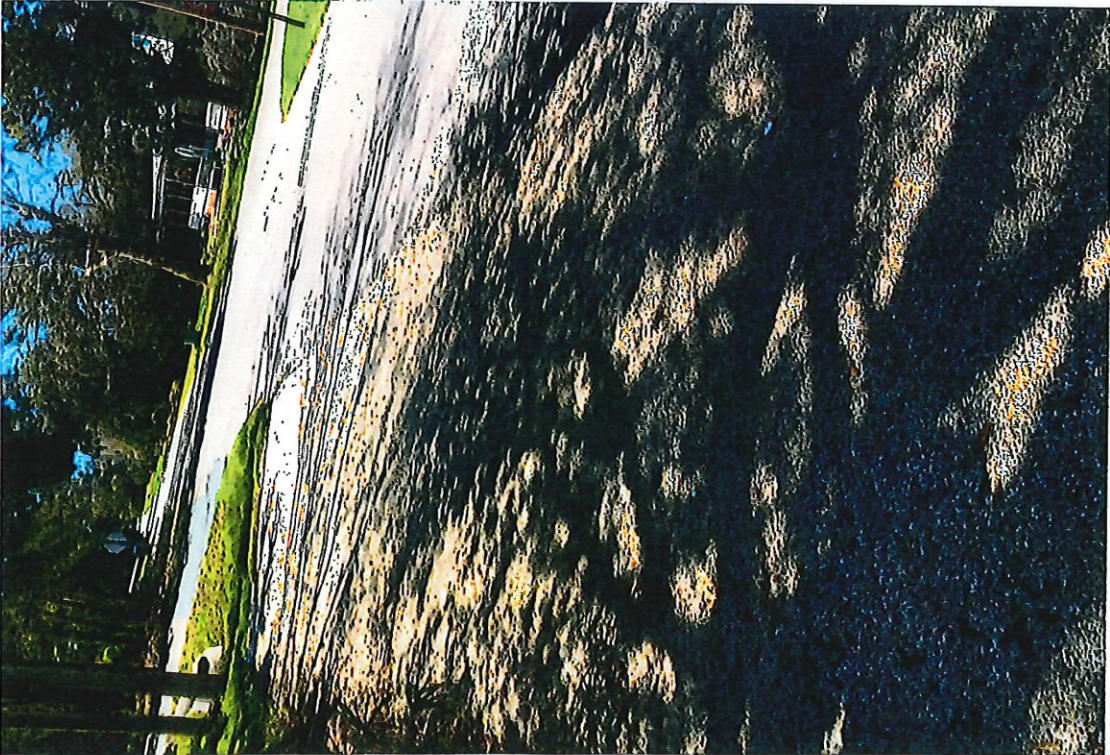
Developed by  **Schneider**
 GEOSPATIAL

76 Ave G Driveway

- 1) Removed existing OYSTER SHELL DRIVEWAY MATERIAL DOWN 3" to 4" with small loader
- 2) REPLACED WITH 1 dump truck load (15 tons approx) LIMESTONE PEA GRAVEL TO MATCH EXISTING LEVEL
- 3) PUT SPOIL IN BACK YARD TO CREATE A BERM TO CONTROL ROOF WATER AND MITIGATE EFFECTS TO ADJOINING YARD
- 4) CREATED NO ADDITIONAL DRIVE OR PARKING



↓
Driveway off
Ave. G



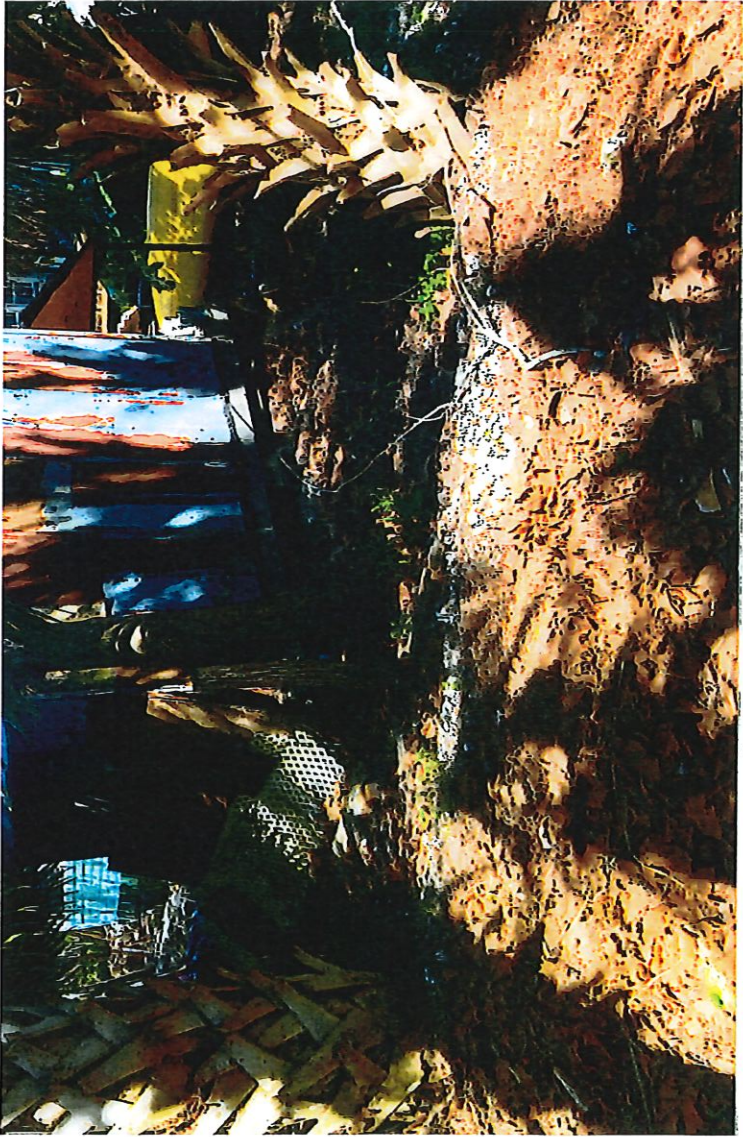
↓
Existing Parking
Area Bordering
Ave. G Redone



↓
Oyster Shell Spoil
Creating Berm To
Help "Neighbors" With
Water Flow



↓
Existing Driveway



Berm protecting
"Neighbors" yard



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

SPECIALIZING IN: REGULATORY PERMITS • WETLANDS/UPLAND JURISDICTIONAL
DELINEATIONS • SUBMERGED LAND LEASES • ECOLOGICAL INVENTORY ASSESSMENTS •
CONSERVATION AND OTHER EASEMENTS • EXPERT WITNESS AND ENVIRONMENTAL
LITIGATION SERVICES • MITIGATION • CULTURAL RESOURCE ANALYSIS • CREATIVE
MARINA, DOCK, AND SUBDIVISION DESIGN

4-06-2020

George McChesney
PO Box 4789
Santa Rosa, FL 32459

Re: assessment- stormwater issues
76 Ave G City of Apalachicola
GEA 20-028

Dear M. McChesney:

You requested an opinion as to what issues have occurred to generate stormwater from your property to other lots in the general area. As you and I discussed, stormwater water management has been an increasing issue within the city limits and the city continues to address the issues with a future resolution. Your question as to “does the filling of a driveway with pea gravel require a city permit” is the subject of this opinion.

Administratively, the City has a land development code which describes the types of development that requires a permit. Regarding, stormwater management there has been some policy discussion on what constitutes fill and alteration, as well as quantity thresh holds.

We that said, I visited the site and observed a low lying lot with a recent dwelling on piles. The remainder of the lot has been grassed with three areas with a recent cover of stone. A casual review of the terrain suggests that there is a divide with the lot’s west side being lower than the dwelling’s building pad. As well, the east side drains either towards the city road or to

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

the rear and east. The dwelling has no visible gutter system, nor swales from the three gravel areas. A review of the sub base of the gravel areas indicated fine sand overlaid by about 4 in of "pea gravel" which is about 1 in in diameter.

The owners of another dwelling to the east have allegedly complained that increased runoff from stormwater discharge has be directed towards their property.

Some assumptions need to be addressed:

1. Your information that the dwelling on 76 Ave has been in place prior to your purchase and that the dwelling on the east lot has been in existence for years before. I can concur with this assumption;
2. A permit from the City is just about required for almost any development whether specified by rule or not;
3. Pea gravel does have a permeability ration greater than fine sand.

Findings:

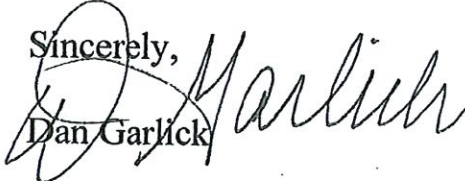
1. Dwellings authorized by the City are grandfathered regardless as to if stormwater runoff occurs on a neighboring property. In this case, the expectations are that most of the stormwater generated is from the 76 Ave roof which has no gutters. As well, there are no blocks to effectively stop the runoff.
2. \Pea gravel on the driveway should require a permit to a certain extent beyond a thresh hold of landscaping. However, the amount of pea gravel in the "slope coursing to the lower lot east of 76 Ave is nominal while the remainder drains towards the east and contained on the depression on 76 Ave. Some mitigation could occur by placement of a 2 x 12 along the extreme east side of the driveway between to the lots might help but little water will remain unchecked.
3. Another block could be installed along the southeast corner but the quantity of roof runoff will be expected to overpower the area useful in designing some type of containment structure.

In conclusion, if new development is contemplated, the City should be notified even if there is only a minor amount of fill. The policy appears to still be a bit nebulous.

This opinion, relies on the assumptions listed and one should be cautious of the evolving policies the City is currently experiencing. Normally, a design can be crafted to serve both adjoining properties. The pea gravel in itself and in this case is not expected to be a significant source of stormwater runoff.

Please call me if you have any questions about this opinion.

Sincerely,


Dan Garlick



Official Use Only

PERMIT #: _____ / _____ / _____ - _____

PERMIT FEE: \$ _____

PROPERTY OWNER'S NAME(S): Apalachicola Bay Charter School

ADDRESS: 98 12th St.

CITY, STATE & ZIP CODE: Apalachicola PHONE # 850-653-1222

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR: Apalachicola Bay Charter School

ADDRESS: 98 12th St

CITY, STATE & ZIP CODE: Apalachicola PHONE # 850-653-1222

STATE LICENSE NUMBER: _____ CITY OF APALACHICOLA LICENSE # _____

ADDRESS OF PROJECT: 98 12th St, Apalachicola, FL 32320

DESCRIPTION OF PROPOSED JOB: ADA Ramp

STRUCTURE IS LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES NO

PROPERTY PARCEL ID # 01-095-08W-8330-0084-0010

LEGAL DESCRIPTION OF PROPERTY: K-8 Public School

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: _____

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 \$ 3,000 - 5,000 Square Footage _____
 EPI _____ Flood Zone Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____ Extreme
 Dimensions of: Length 30'-0" Height 2'-0" Width 6'-0"

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

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

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


 Signature of Owner or Agent

Date: 4/24/2020

Notary as to Owner or Agent

My Commission expires: _____

Signature of Contractor

Date: _____

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-0084-0010
 Location ABC SCHOOL
 Address
 Brief BLK 83 LOTS 1 & 10 AND PARTS OF LOTS 2 & 9 BLK 84 LOTS 5 & 6 AND PART OF LOTS 4,7,8,9, & 10 BLK 87 LOTS 4,5,6, & 7 AND PART OF LOTS 2,3, & 8
 Tax Description* BLK 88 LOTS 1,9, & 10 AND PART OF LOTS 2,3, & 8 PART OF ALLEYS IN BLKS 83,84, 87,88 AND ALSO PARTS OF 13TH STREET AND ALL OF AVE F BETWEEN THESE BLKS OR 988/329
 *The Description above is not to be used on legal documents.
 Property Use PUBLIC SCH (008300)
 Code
 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
 The Apalachicola Bay Charter
 School, Inc
 350 Fred Meyer Rd
 Apalachicola, FL 32320

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 008300 | SCHOOL | 120.00 | FF | 0 | 0 |
| 009999 | EXEMPT | 425.00 | FF | 0 | 0 |

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0720 | BLDG | 1 | 0x0x0 | 1 | UT | 1982 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---|--|
| N | 05/20/2009 | \$100 | WD | 988 | 329 | Unqualified (U) | Improved | FRANKLIN DISTRICT SCHOOL BOARD OF FRANKLIN CO | THE APALACHICOLA BAY CHARTER SCHOOL, INC |

Valuation

| | 2019 Preliminary Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------------------|----------------|----------------|----------------|----------------|
| Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Extra Features Value | \$10 | \$10 | \$10 | \$10 | \$10 |
| Land Value | \$54,255 | \$54,255 | \$54,255 | \$54,255 | \$54,255 |
| Land Agricultural Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Just (Market) Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Assessed Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Exempt Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Taxable Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Maximum Save Our Homes Portability | \$0 | \$0 | \$0 | \$0 | \$0 |

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

No data available for the following modules: Residential Buildings, Commercial Buildings, TRIM Notices, 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.

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Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 4/27/2020, 7:37:35 AM

Version 2.3.56



Parcel Summary

Parcel ID 01-09S-08W-8330-0084-0010
 Location ABC SCHOOL
 Address
 Brief BLK 83 LOTS 1 & 10 AND PARTS OF LOTS 2 & 9 BLK 84 LOTS 5 & 6 AND PART OF LOTS 4,7,8,9, & 10 BLK 87 LOTS 4,5,6, & 7 AND PART OF LOTS 2,3, & 8
 Tax Description* BLK 88 LOTS 1,9, & 10 AND PART OF LOTS 2,3, & 8 PART OF ALLEYS IN BLKS 83,84, 87,88 AND ALSO PARTS OF 13TH STREET AND ALL OF AVE F BETWEEN THESE BLKS OR 988/329
 *The Description above is not to be used on legal documents.
 Property Use PUBLIC SCH (008300)
 Code
 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
 The Apalachicola Bay Charter School, Inc
 350 Fred Meyer Rd
 Apalachicola, FL 32320

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 008300 | SCHOOL | 120.00 | FF | 0 | 0 |
| 009999 | EXEMPT | 425.00 | FF | 0 | 0 |

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0720 | BLDG | 1 | 0x0x0 | 1 | UT | 1982 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---|--|
| N | 05/20/2009 | \$100 | WD | 988 | 329 | Unqualified (U) | Improved | FRANKLIN DISTRICT SCHOOL BOARD OF FRANKLIN CO | THE APALACHICOLA BAY CHARTER SCHOOL, INC |

Valuation

| | 2019 Preliminary Certified | 2019 Certified | 2018 Certified | 2017 Certified | 2016 Certified |
|------------------------------------|----------------------------|----------------|----------------|----------------|----------------|
| Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Extra Features Value | \$10 | \$10 | \$10 | \$10 | \$10 |
| Land Value | \$54,255 | \$54,255 | \$54,255 | \$54,255 | \$54,255 |
| Land Agricultural Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Just (Market) Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Assessed Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Exempt Value | \$54,265 | \$54,265 | \$54,265 | \$54,265 | \$54,265 |
| Taxable Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| Maximum Save Our Homes Portability | \$0 | \$0 | \$0 | \$0 | \$0 |

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

No data available for the following modules: Residential Buildings, Commercial Buildings, TRIM Notices, 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.

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Version 2.3.56





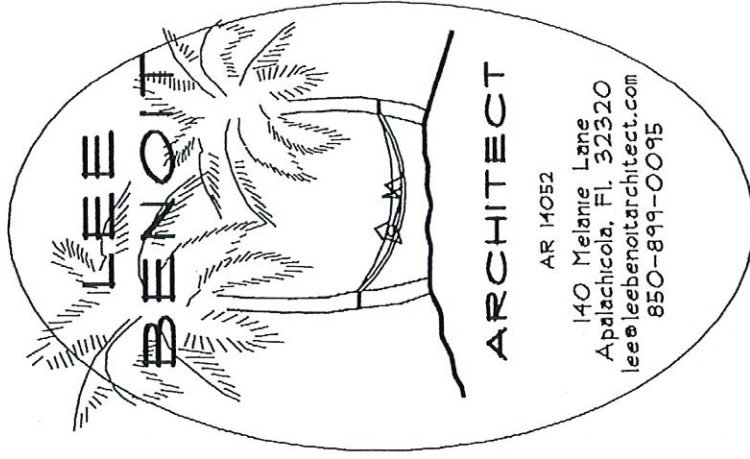


ABC SCHOOL RAMP REPAIR

98 12th ST., APALACHICOLA, FL.

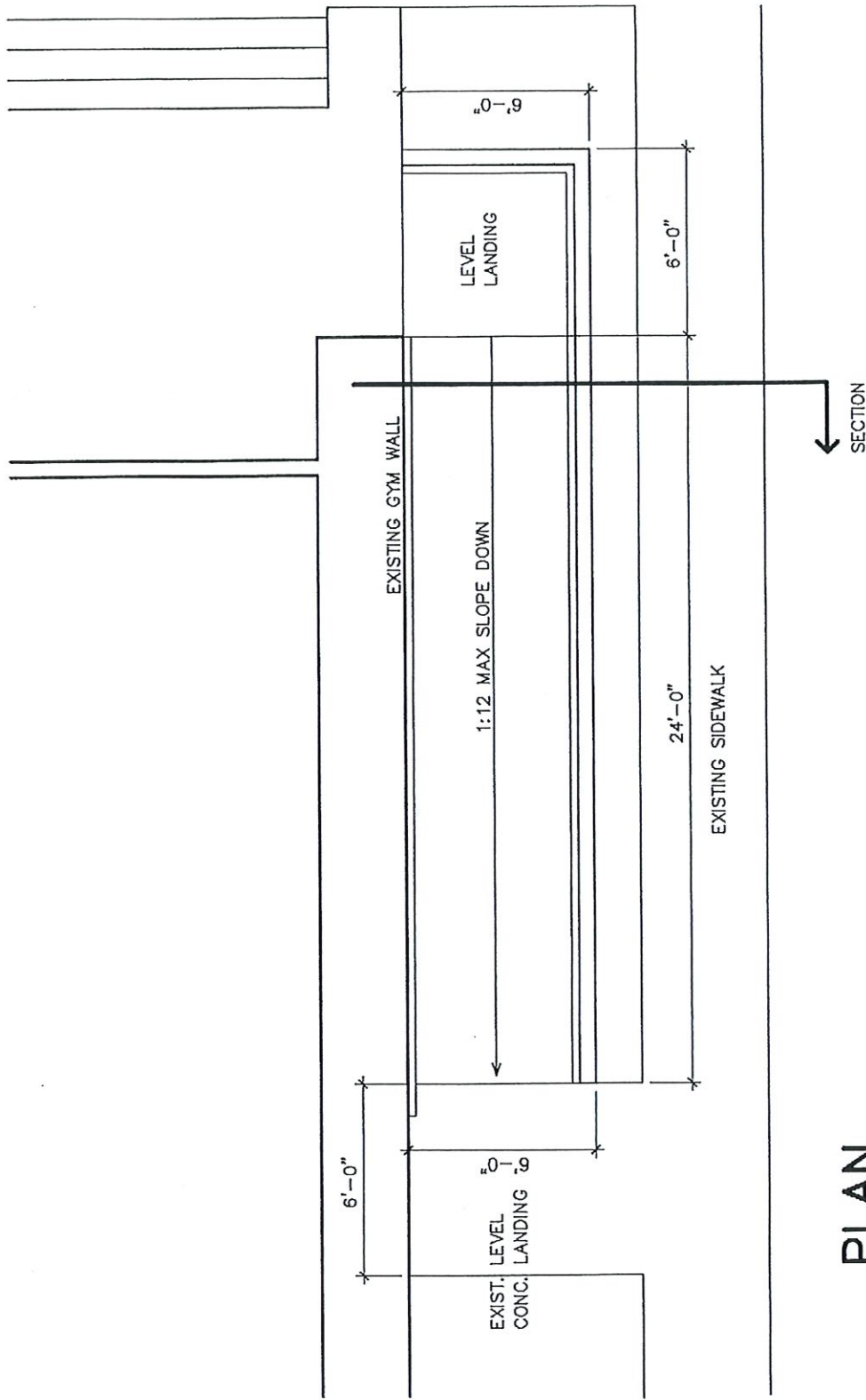
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- A-1 RAMP PLAN
- A-2 RAMP FRAMING PLAN
- A-3 RAMP SECTION

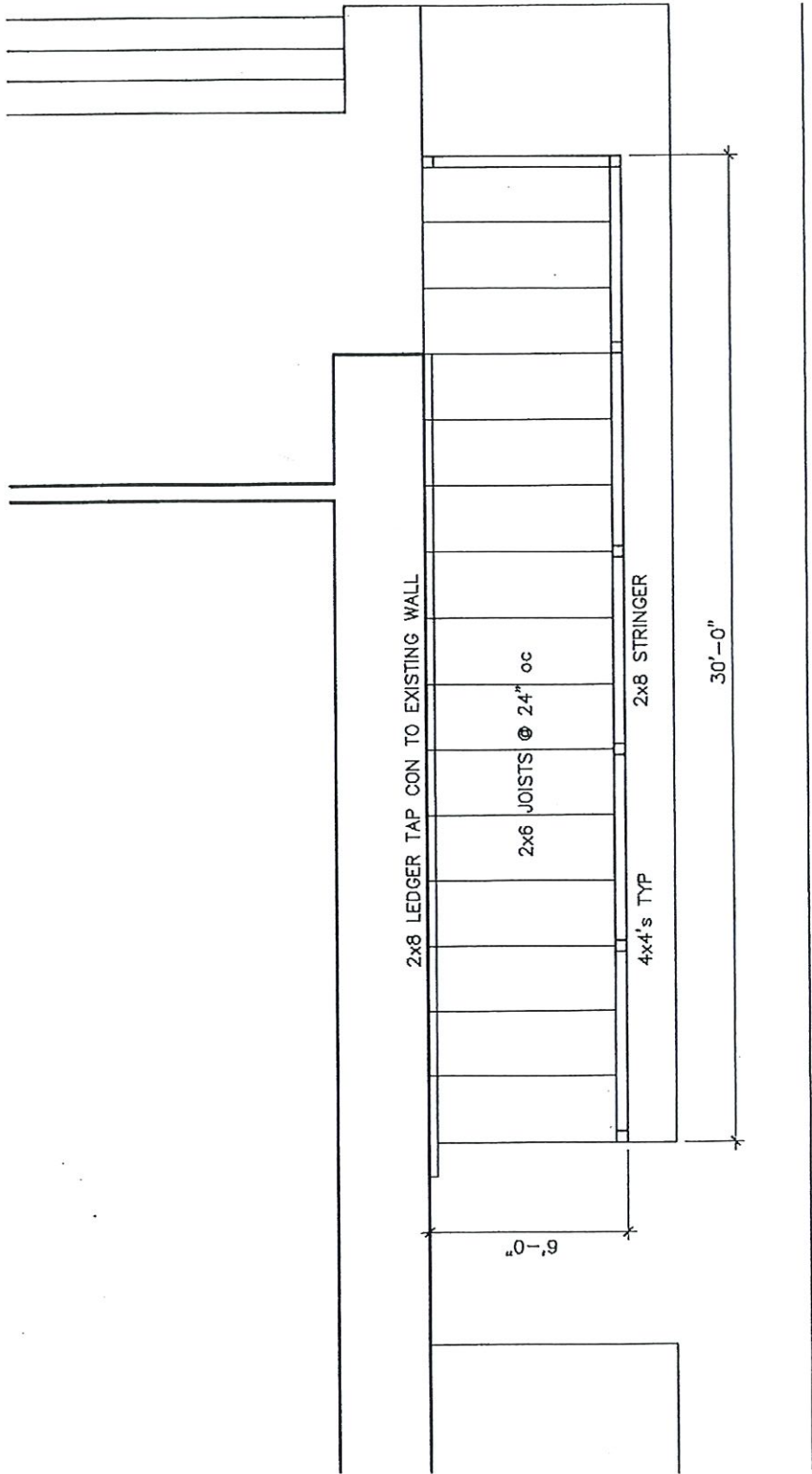


| | |
|-------|------------|
| date | 1/6/20 |
| scale | AS SHOWN |
| drawn | LEE BENOIT |

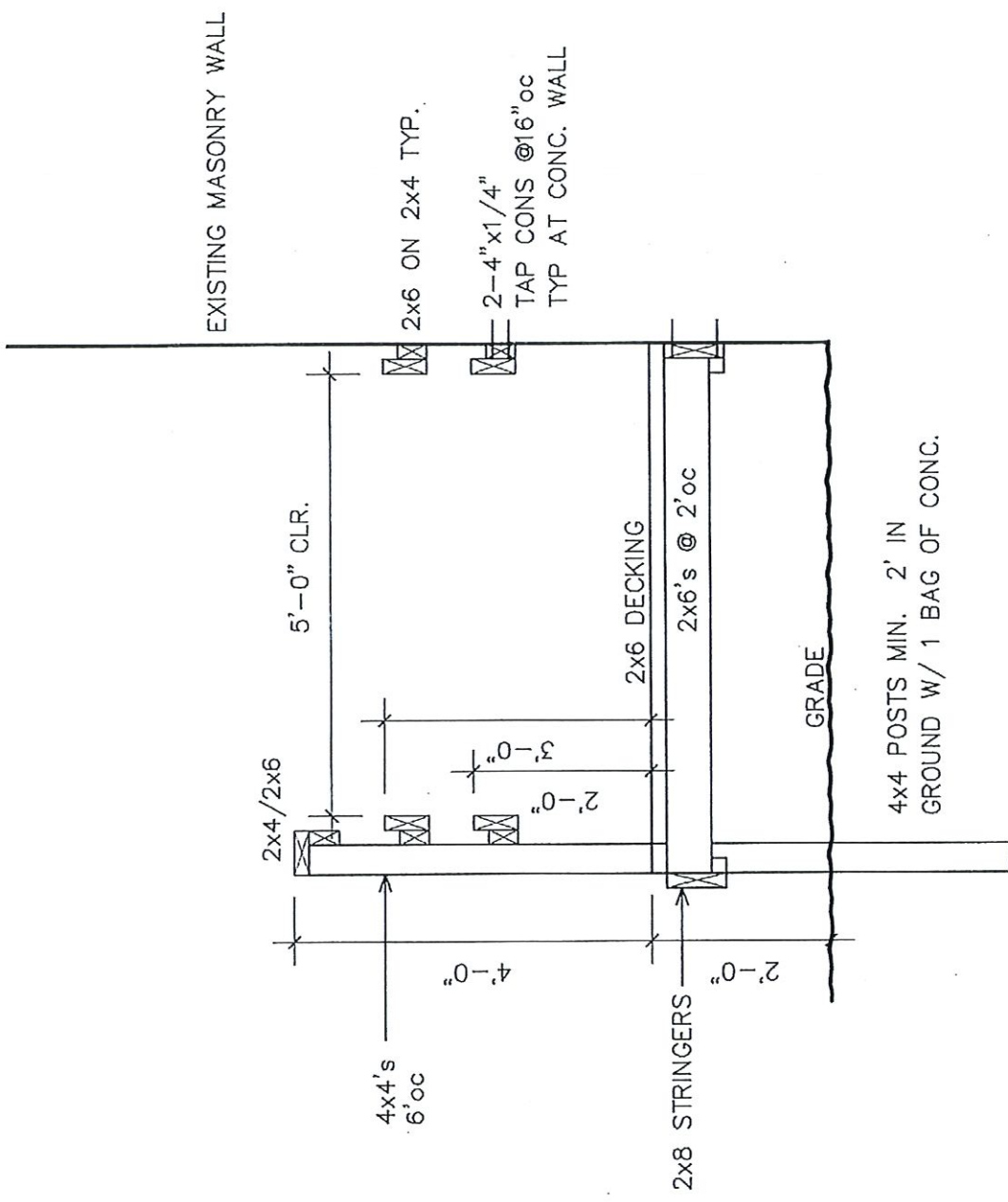
I2\NEW\MISC\COVPRCH\ARFOVER



PLAN
 $\frac{3/16''}{1' - 0''}$



RAMP FRAMING
 $\frac{3/16"}{1'} = \frac{0"}{0'}$



SECTION
 $\frac{1}{2}'' = 1'-0''$



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Bharat Patel / Nirav Patel

ADDRESS: Apalachicola Bay Inn 240 Hwy 98 West

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-9435

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: BRADLEY DOUGLAS

ADDRESS: 1659 Hwy 67 Carrabelle FL 32322

CITY, STATE & ZIP CODE: Carrabelle FL PHONE # (850) 544-6134

STATE LICENSE NUMBER: 20-027 32322 COMPETENCY CARD # -

ADDRESS OF PROJECT: 240 Hwy 98 West Apalachicola, FL 32320

PROPOSED USE OF SITE: Demo of pool and leaving open space and front landscaping

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

PROPERTY PARCEL ID # 01-095-08W-8360-0006-0090

LEGAL DESCRIPTION OF PROPERTY: Apalachicola Bay Inn (HOTEL)

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: _____

Part X And AE



Parcel Summary

Parcel ID 01-09S-08W-8360-0006-0090
Location Address RANCHO INN MOTEL 32320
Brief BL 6 LOT 9 & LOTS 11-12-13 & THE NE 26 FT LOT 10 LYING S OF SR 30 OR/105/32 152/245 182/132 182/138 599/531 966/195 968/693 1131/768
Tax Description* 1136/376
*The Description above is not to be used on legal documents.
Property Use Code HOTELS AND (003900)
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
Kus-Amba, Inc
C/O Bhara Patel
240 Us Hwy 98 West
Apalachicola, FL 32320

Land Information

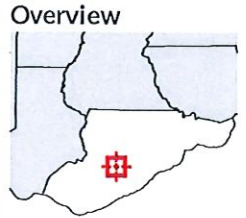
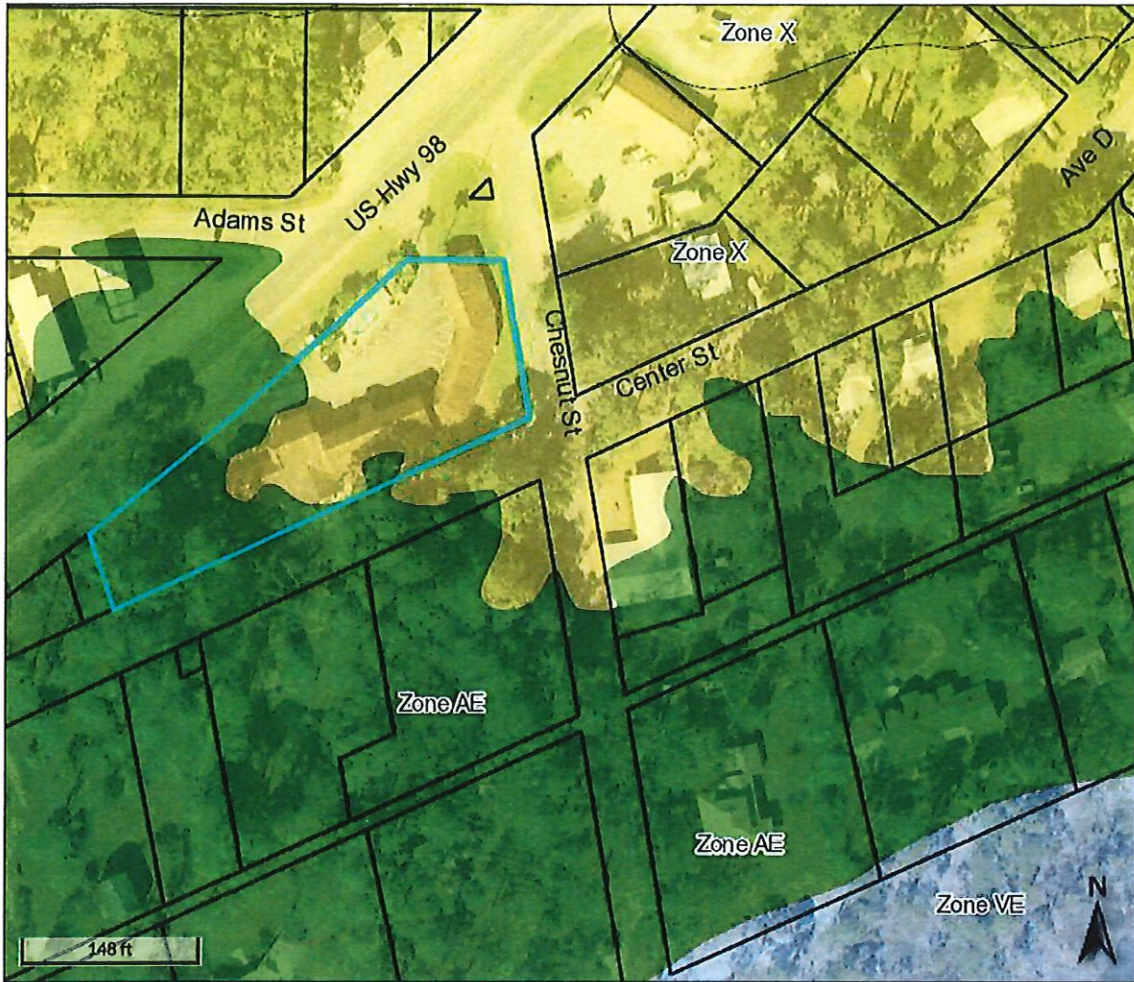
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Residential Buildings

Building 1
Type HOTEL/MOTL
Total Area 5,859
Heated Area 4,535
Exterior Walls WD FR STUC; CB STUCCO
Roof Cover CLAY TILE
Interior Walls MINIMUM
Frame Type MASONARY
Floor Cover ASPH TILE; CARPET
Heat CONVECTION
Air Conditioning WINDOW
Bathrooms 8
Bedrooms 8
Stories 1.5
Effective Year Built 1948

Building 2
Type HOTEL/MOTL
Total Area 5,808
Heated Area 4,590
Exterior Walls WD FR STUC; CB STUCCO
Roof Cover ROLL COMP
Interior Walls PLYWOOD
Frame Type N/A
Floor Cover ASPH TILE; CARPET
Heat CONVECTION
Air Conditioning WINDOW
Bathrooms 14
Bedrooms 14
Stories 2
Effective Year Built 1948

Building 3
Type HOTEL/MOTL
Total Area 4,224
Heated Area 3,618
Exterior Walls WD FR STUC; CB STUCCO
Roof Cover ROLL COMP; CLAY TILE
Interior Walls PLYWOOD; MINIMUM
Frame Type N/A
Floor Cover ASPH TILE; CARPET
Heat CONVECTION
Air Conditioning WINDOW



- Legend**
-  Parcels
 -  Roads
 -  City Labels
 - Flood Map**
 -  X: Outside 500 Yea 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-8360-0006-0090 | Alternate ID | 08W09S01836000060090 | Owner Address | KUS-AMBA, INC |
| Sec/Twp/Rng | 1-9S-8W | Class | HOTELS AND | | C/O BHARA PATEL |
| Property Address | RANCHO INN MOTEL | Acreage | n/a | | 240 US HWY 98 WEST |
| | | | | | APALACHICOLA, FL 32320 |

District 3
 Brief Tax Description BL 6 LOT 9 & LOTS
 (Note: Not to be used on legal documents)

Date created: 4/27/2020
 Last Data Uploaded: 4/27/2020 7:37:35 AM



240 US-98

Apalachicola Bay Inn pool



Image capture: Jun 2019 © 2020 Google

Apalachicola, Florida



Street View





EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Steven Etchen

ADDRESS: 67 Ave "D"

CITY, STATE & ZIP CODE: Apalach., FL. 32320 PHONE # (850)227-6898 (agent)

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

ADDRESS: NA

CITY, STATE & ZIP CODE: NA PHONE # NA

CONTRACTOR'S NAME: To Be Determined

ADDRESS: To Be Determined

CITY, STATE & ZIP CODE: To Be Determined PHONE # To Be Determined

STATE LICENSE NUMBER: To Be Determined COMPETENCY CARD # To Be Determined

ADDRESS OF PROJECT: 67 Ave "D", Apalachicola

PROPOSED USE OF SITE: Residential - Inground pool

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

PROPERTY PARCEL ID # 01-09S-08W-8330-0016-0010

LEGAL DESCRIPTION OF PROPERTY: BL 16 LOT 1 & E 1/2 LOT 2, CITY OF APALACHICOLA

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

BONDING COMPANY: NA

ADDRESS: NA CITY, STATE & ZIP: NA

ARCHITECT'S/ENGINEER'S NAME: George Coon, Designer/SCE Engineers, Wewahitchka

ADDRESS: 120 FL-71 CITY, STATE & ZIP: Wewahitchka, FL 32465

MORTGAGE LENDER'S NAME: NA

ADDRESS: NA CITY, STATE & ZIP: NA

WATER SYSTEM PROVIDER: Apalachicola SEWER SYSTEM PROVIDER: Apalachicola

PRIVATE WATER WELL: NA SEPTIC TANK PERMIT NUMBER: NA

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:

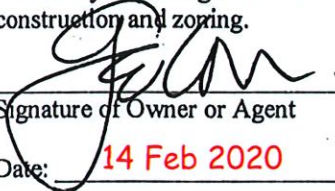
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building. Adding a pool to the property

Distance from property lines: Front 70' Rear 5' L. Side 74' Street Side
 R. Side 5'
 Cost of Construction \$ +/- \$6,000 TBD Square Footage _____
 EPI Energy NA Flood Zone X-0.2 Lowest Floor Elevation NA
 Area Heated/Cooled NA # Of Stories NA # Of Units 0
 Type of Roof: NA Type of Walls NA Type of Floor NA
 Extreme Dimensions of: Length 20' Height NA Width 14'

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

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

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


 Signature of Owner or Agent _____
 Date: 14 Feb 2020

Signature of Contractor _____
 Date: _____

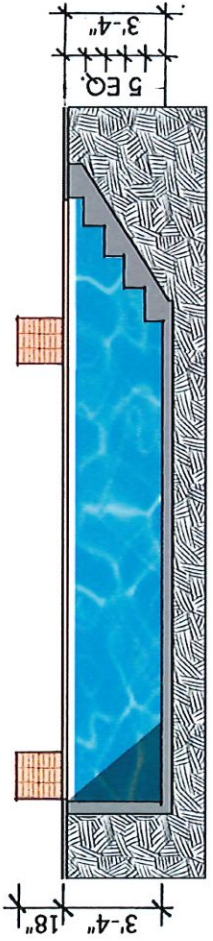
Notary as to Owner or Agent _____

Notary as to Contractor _____

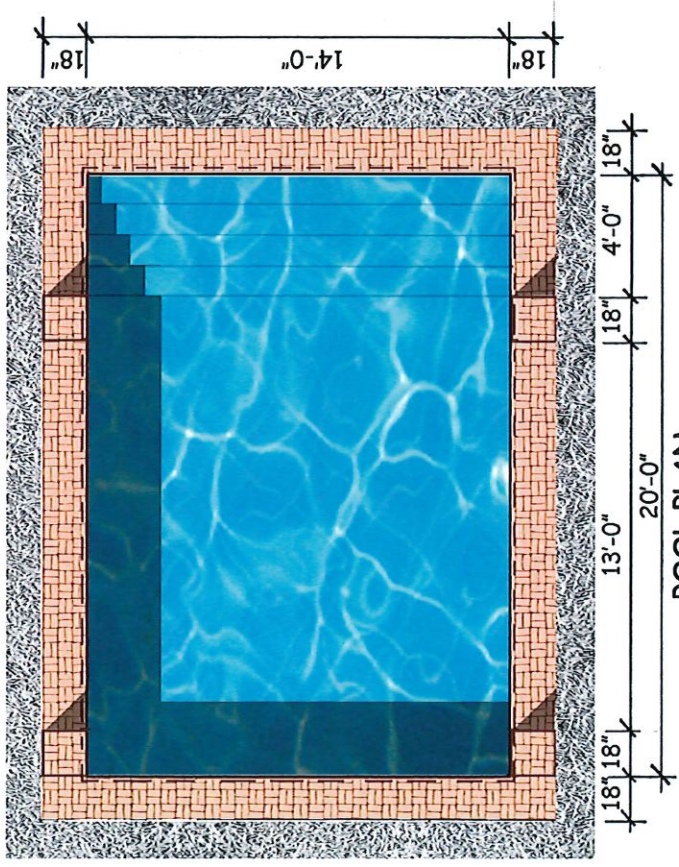
My Commission expires: _____

My Commission expires: _____

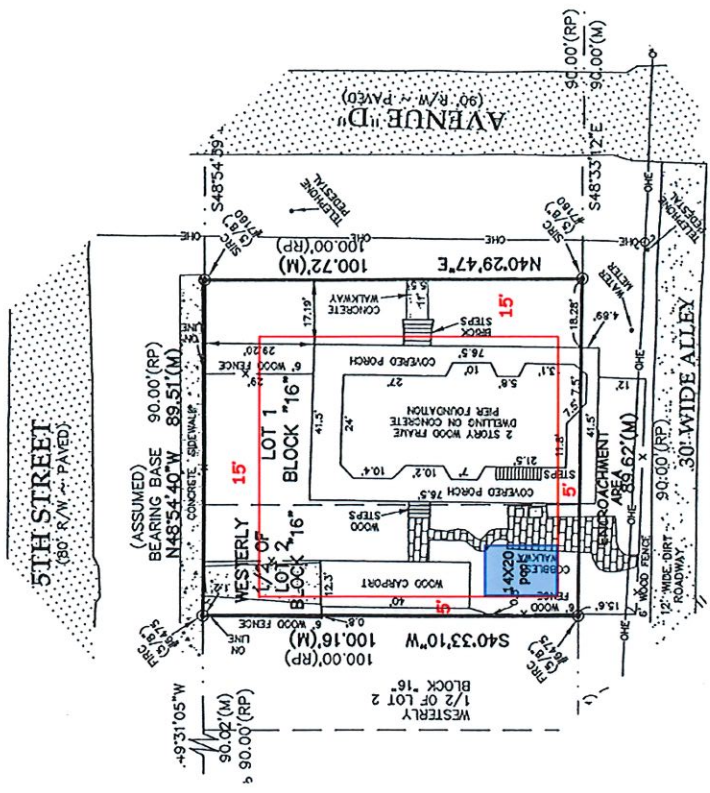
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



POOL SECTION
SCALE: 1/4"=1'-0"



POOL PLAN
SCALE: 1/4"=1'-0"



SITE PLAN
SCALE: 1/16"=1'-0"

AREAS:

| | |
|---|-------------------|
| LOT AREA: | 9,000sf |
| HOUSE: | 2,739sf |
| STUDIO: | 360sf |
| BUILDING AREAS: | 3,379sf = 38.2% |
| POOL: | 280sf |
| NEW TOTAL: | 3,718.5sf = 41.3% |
| IMPERVIOUS AREA OF POOL DIRECTED UNDER HOUSE (LDC #110) | 118.5sf = 40% |

67 AVE D STEAMBOAT HOUSE / POOLHOUSE
SCALE: AS SHOWN DATE: APRIL 2020

george coon inc

API

residential · planning · design
252 Sixth Street · Apalachicola · FL 32220 · (850)227 6898 · georgecoon@gmail.com



PERMIT #: _____

PERMIT COST: _____

PAID: _____ PICKED UP: _____

(For official use only)

Tabbed by PR
B/20

CITY OF APALACHICOLA
APPLICATION FOR BUILDING PERMIT
GENERAL, RENOVATION, OR NEW CONSTRUCTION

Owners Name: JAMES FROST

Mailing Address: 252 WATER ST APALACHICOLA

Telephone: Home: 1-850-544-7704 Cell: SAME Business: RETIRED

Contractor Name: OWNER Telephone: SAME

State Contractors License #: _____ County Registration #: _____

City License #: _____ County License #: _____

Property to be renovated: Residential Commercial _____ Use _____

Property Address: 217 COTTAGE HILL APALACHICOLA

Legal Description: Block(s) 13079.01 sq ft Lot(s): _____

Subdivision: _____ Property Dimensions: _____

Property Zoning Classification: _____ Fema Flood Zone/Panel #: _____

Description of Development: 36x36 Single Family w/screen porch, fence on concrete piers.

*Please note: Setbacks must be indicated on site plan attached to construction plans for new construction and/or additions

Estimated Cost: \$ 70,000

**If application has to go before Planning and Zoning for approval, application, any photos, and all required paperwork, must be submitted to the Building and Permits Department 10 days prior to scheduled Planning and Zoning Board Meeting.*

For New Construction and Exterior Renovations to existing structure - See attached checklist.

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.

Initial: _____

Applicant Signature

City Representative

Date Received

Official Use Only 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.

Setback Requirement of Property: Front: _____ Rear: _____ Side: _____

Maximum Lot Coverage Meets Zoning Code: _____ Water Available: _____ Sewer Available: _____ Taps Paid: _____

Certificate of Appropriateness Approved: _____
Chairman, Apalachicola Planning & Zoning Board Date

OR

Approval for Permit Issuance: _____
City Representative Date Approved



Parcel Summary

Parcel ID 01-095-08W-8340-0000-0010
 Location Address 217 COTTAGE HILL
 32320
 Brief Tax Description* A PARCEL CONT.1.05 AC PP/405 T/422 95/217 224/272 864/784 982/594 1067/456 1189/482
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng --
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Frost James Wesley And
 Rodgers Erin Sue
 1158 Dr Fredericks Humphries
 Apalachicola, FL 32320

Land Information

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

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|-----------------|---------------|
| N | 04/06/2017 | \$100 | WD | 1189 | 482 | Unqualified (U) | Vacant | CRONKITE | FROST/RODGERS |
| N | 02/23/2009 | \$100 | CD | 982 | 594 | Unqualified (U) | Vacant | SUE CRONKITE | SUE CRONKITE |
| N | 08/08/2005 | \$0 | TD | 864 | 784 | Unqualified (U) | Vacant | FRANKLIN COUNTY | SUE CRONKITE |

Valuation

| | 2017 Certified | 2016 Certified | 2015 Certified |
|------------------------------------|----------------|----------------|----------------|
| Building Value | \$0 | \$0 | \$0 |
| Extra Features Value | \$0 | \$0 | \$0 |
| Land Value | \$5,000 | \$5,000 | \$5,000 |
| Land Agricultural Value | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 |
| Just (Market) Value | \$5,000 | \$5,000 | \$5,000 |
| Assessed Value | \$4,027 | \$3,661 | \$3,328 |
| Exempt Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,027 | \$3,661 | \$3,328 |
| Maximum Save Our Homes Portability | \$973 | \$1,339 | \$1,672 |

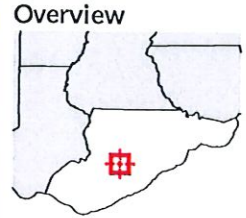
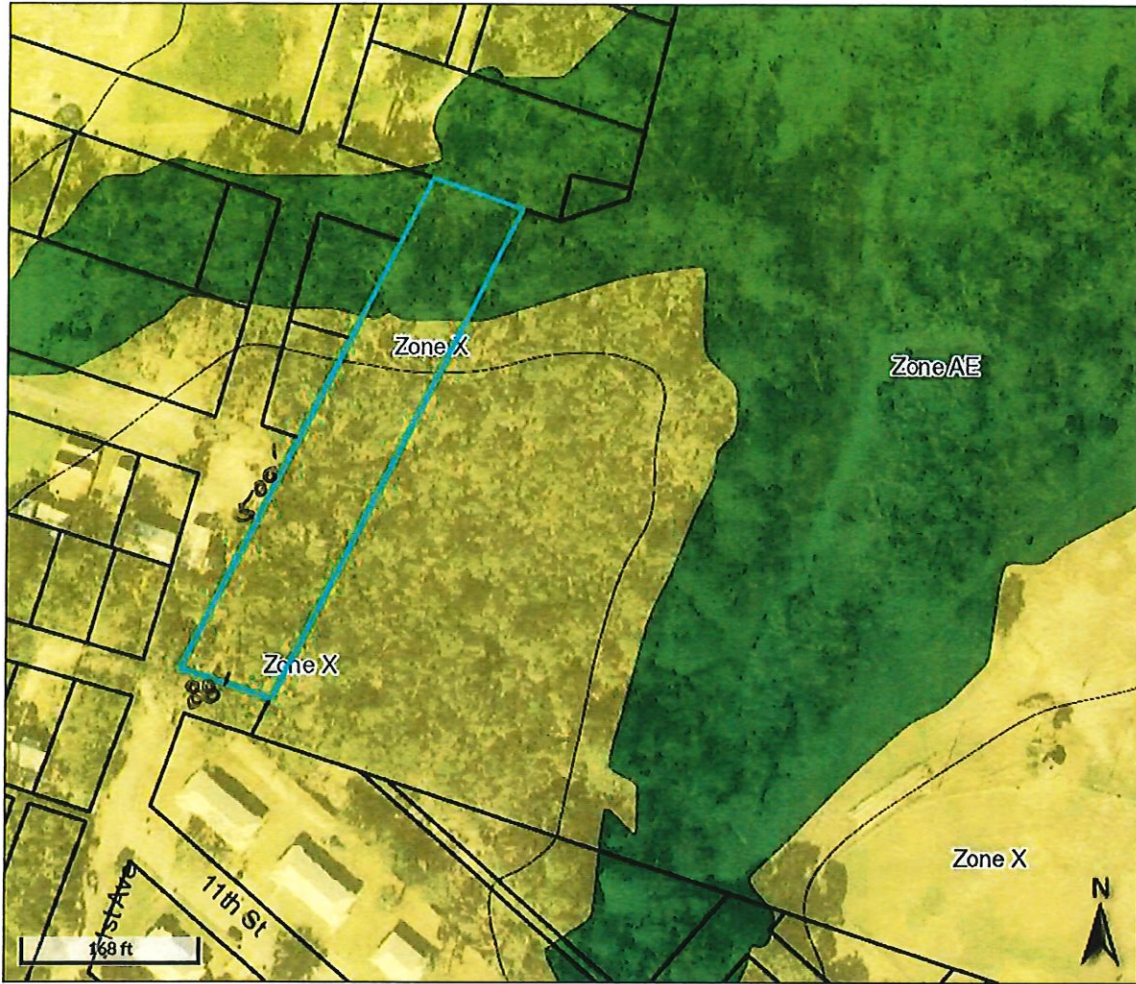
*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.





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.

Last Data Upload Data: 1/17/2018 11:15:46 PM





- 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-8340-0000-0010 | Alternate ID | 08W09S01834000000010 | Owner Address | FROST JAMES WESLEY AND RODGERS ERIN SUE |
| Sec/Twp/Rng | -- | Class | VACANT | | 1158 DR FREDERICKS HUMPHRIES |
| Property Address | 217 COTTAGE HILL | Acreage | n/a | | APALACHICOLA, FL 32320 |

District 3
 Brief Tax Description A PARCEL CONT.1.05 AC
 (Note: Not to be used on legal documents)

Date created: 11/1/2019
 Last Data Uploaded: 11/1/2019 7:43:07 AM

Developed by  Schneider
 GEOSPATIAL

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).

52 x 28 SINGLE STORY, MONO-PITCHED (SINGLE SLOPE)
 ROOF, PERIMETER FOOTING WITH CONCRETE BLOCK
 PIERS AND REINFORCED IRON BAR

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|--------------------------------|------------------------|-----------------------|
| Siding | HARDIE PLANK | WOOD LAP SIDING | |
| | | LAP SIDING | |
| Doors | OUTSIDE - | SOLID CORE 3'-0"-6'-8" | |
| | INSIDE - | SOLID CORE 2'-8"-6'-8" | |
| Windows | EXTERIOR | ANDERSEN DOUBLE | |
| | | HUNG HOO SERIES | |
| Roofing | METAL | 5 RIB-ROLLED | |
| | | SINGLE SHEET | |
| Trim | HARDIE PLANK | | |
| | | | |
| Foundation | 28 x 52 PERIMETER FOOTER (2x2) | | |
| | INTERIOR CONCRETE PADS | | |
| Shutters | N/A | | |
| | | | |
| Porch/Deck | 56 x 8 DECK | 2x6 FT ON 6x6 | |
| | W/ HANDICAP RAMP | POSTS | |
| Fencing | TRADITIONAL | SPLIT RAIL | |
| | | 12' CATTLE GATES | |
| Driveways/Sidewalks | OYSTER SHELL | PEA GRAVEL | |
| | | | |
| Other | | | |
| | | | |

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).

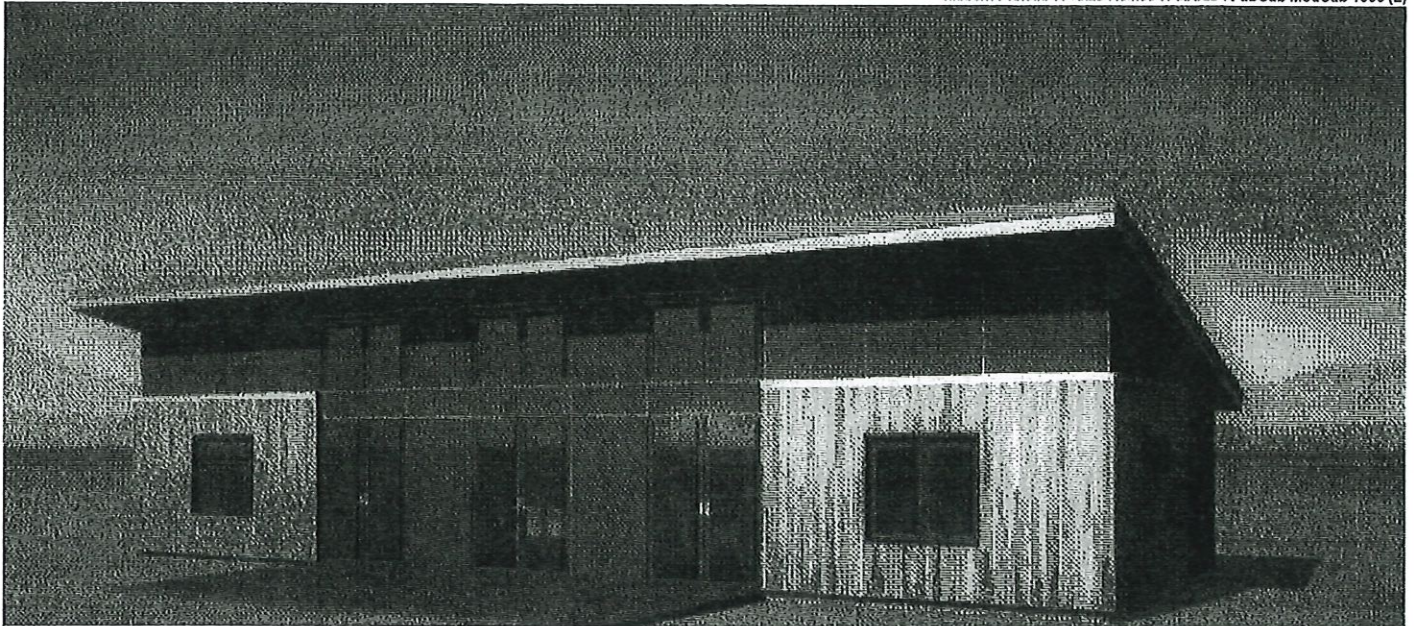
40 x 28 BUILDING ON SLAB, SINGLE STOREY,

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

FABCAB PREFAB HOMES



Modern Prefabs \ Prefab Homes \ FabCab \ FabCab ModCab 1366 (L)



Images courtesy of FabCab

FABCAB /
MODCAB 1366

| | |
|----------------|---------------|
| Base Price: | \$286860 |
| Price (\$/sf): | \$210 - \$300 |
| Size (sf): | 1366+ |
| Est Cost (\$): | Inquire |
| Bedrooms: | 2 |
| Bathrooms: | 2 |
| Levels: | 1 |
| Deck (sf): | |
| Porch (sf): | |

GET HELP BUYING A PREFAB:

PREFAB CONCIERGE [Prefab Review](#)

Viewer Rating



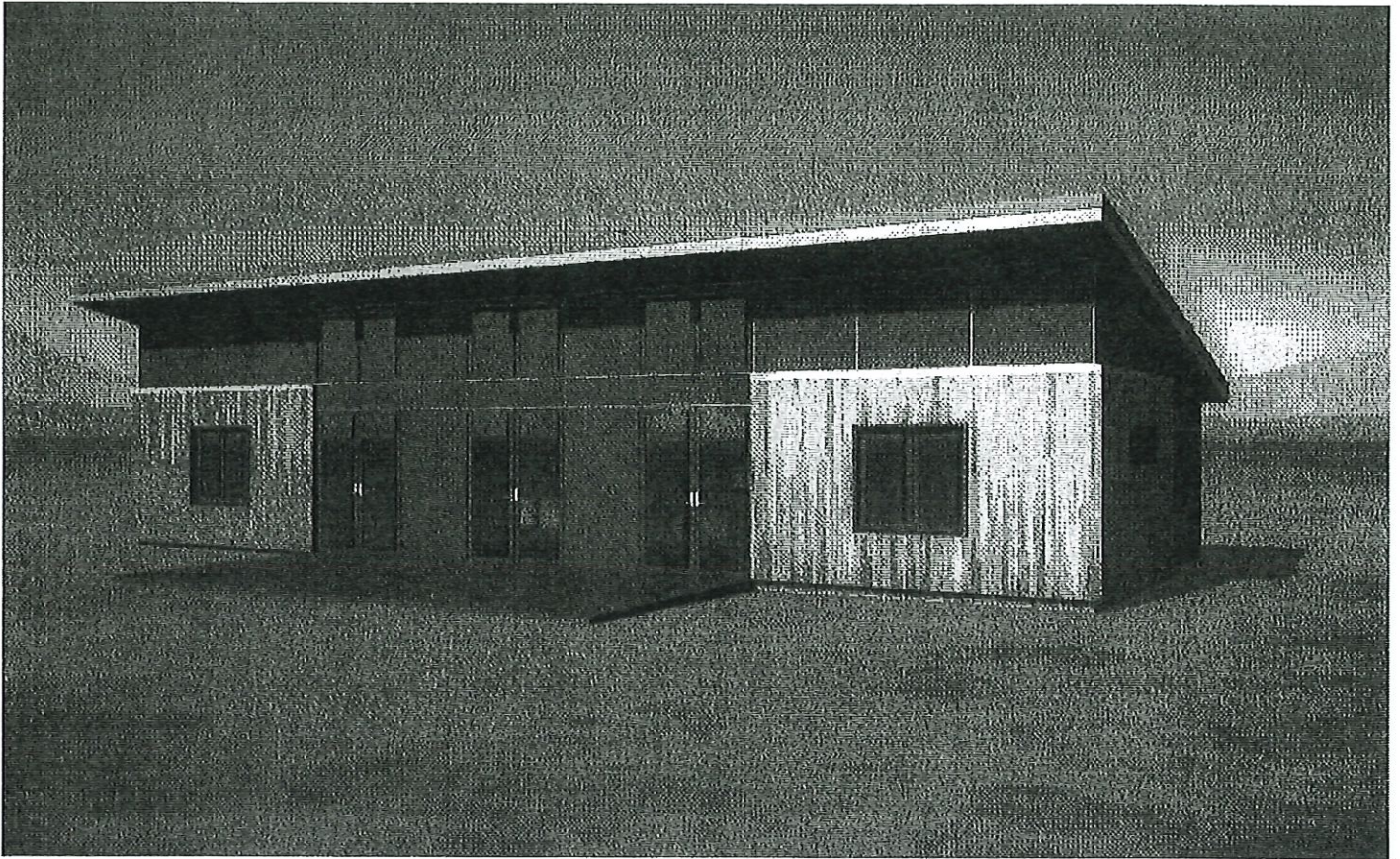
[prefab houses](#)

[modular homes](#)

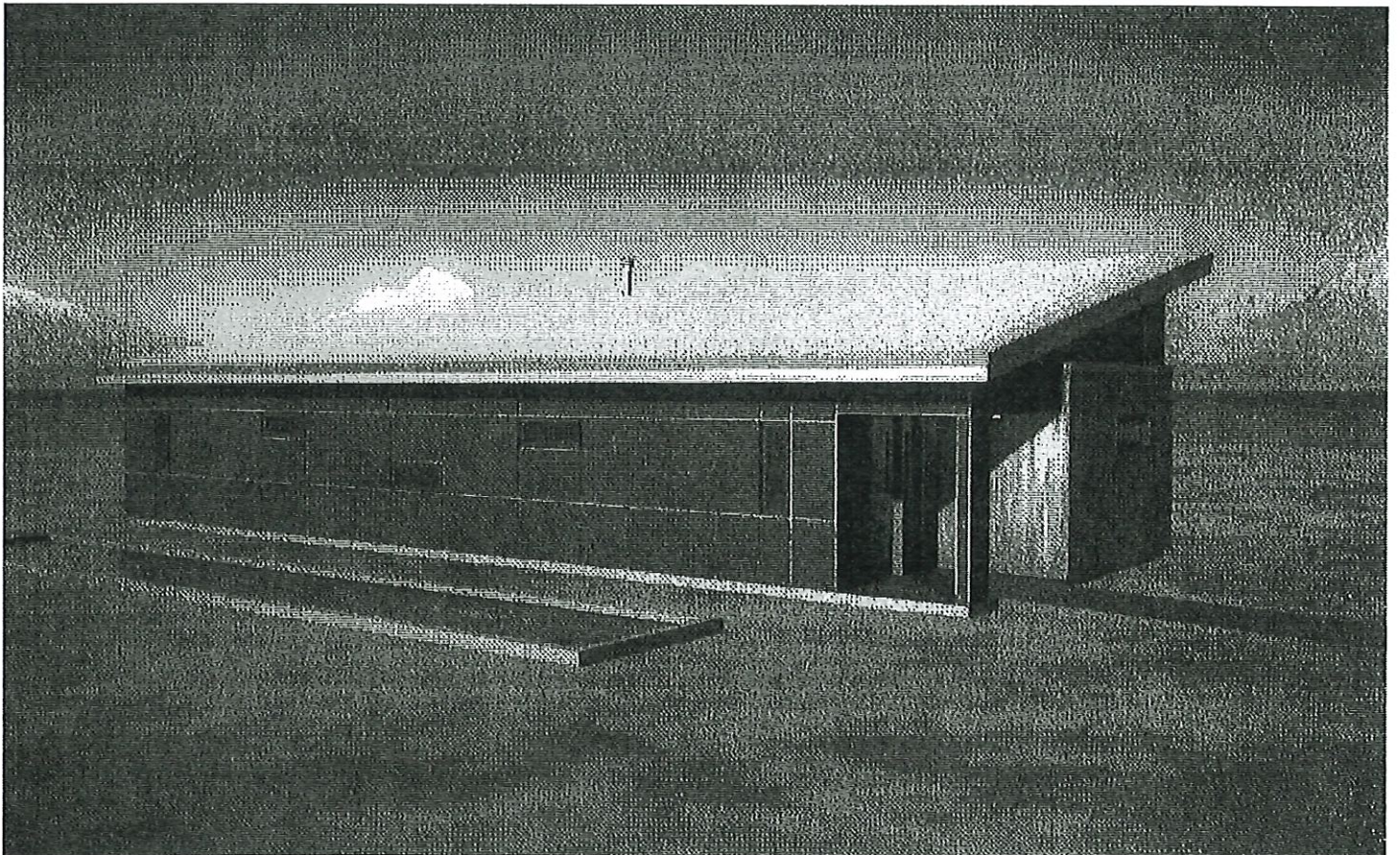
[prefab cabins](#)

FABCAB MODELS:

[TimberCab 550](#) / [TimberCab 848](#) / [TimberCab 1029](#) / [TimberCab 1337](#) / [ModCab 800](#) / [ModCab 1366](#)



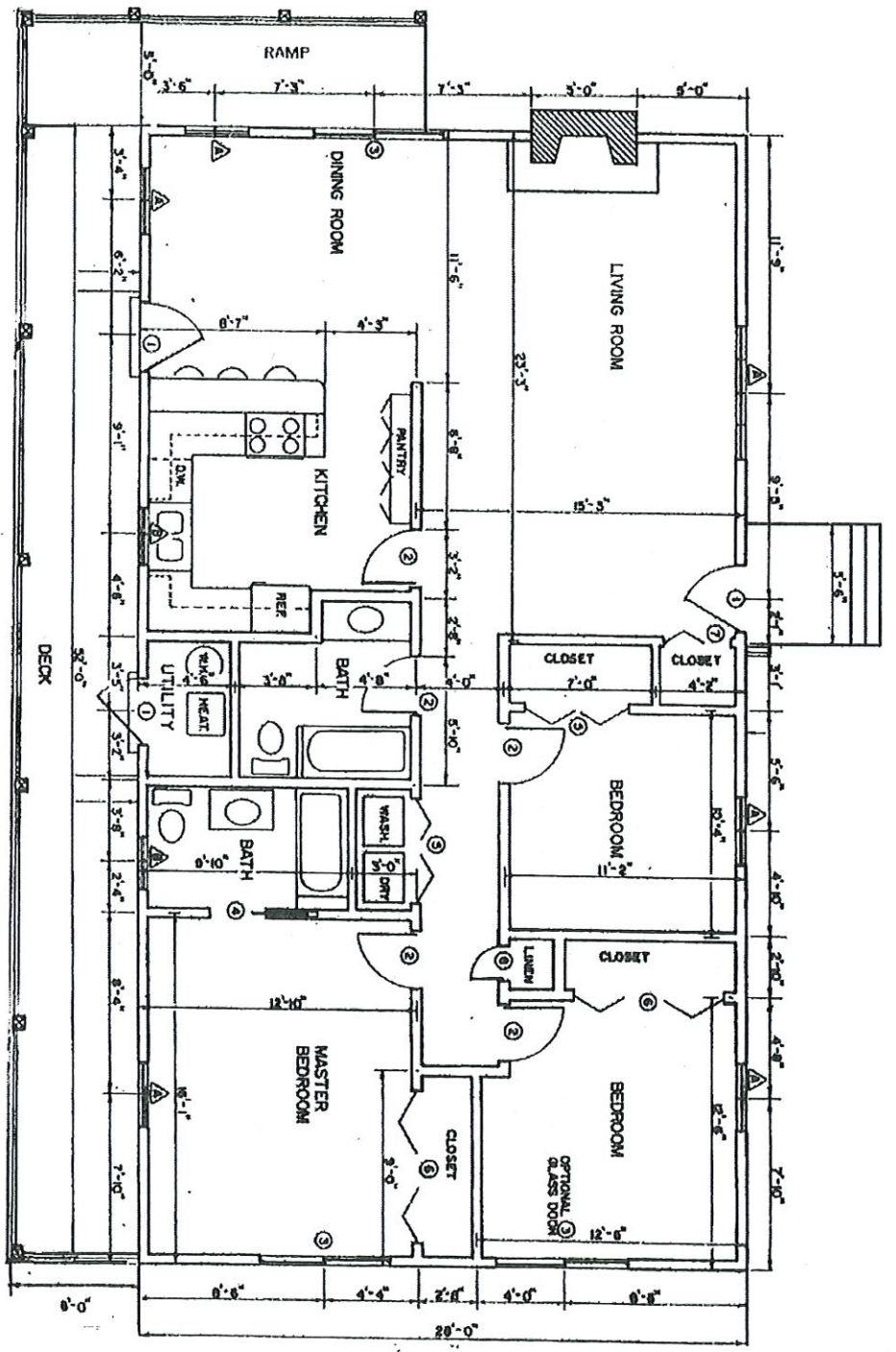
ModCab 1366 exterior, deck



ModCab 1366 rear exterior rendering

6x6 PRESSURE TREATED POSTS
8'-0" O.C.

HEATED AREA: 1432 SQ. FT.



| SYMBOL | SIZE | DESCRIPTION | NO. |
|--------|---------------|----------------------------|-----|
| 1 | 3'-0" x 5'-8" | WOOD SOLID CORE, EXTERIOR | 3 |
| 2 | 2'-8" x 6'-8" | WOOD HOLLOW CORE, INTERIOR | 5 |
| 3 | 6'-0" x 6'-8" | SLIDING GLASS, EXTERIOR | 3 |
| 4 | 2'-6" x 5'-8" | POCKET DOOR | 4 |
| 5 | 2'-4" x 6'-8" | WOOD BIFOLD | 4 |
| 6 | 3'-5" x 6'-8" | WOOD BIFOLD | 4 |
| 7 | 1'-0" x 8'-8" | WOOD BIFOLD | 1 |
| 8 | 1'-6" x 6'-8" | WOOD HOLLOW CORE, INTERIOR | 1 |

| SYMBOL | SIZE | DESCRIPTION | NO. |
|--------|---------------|----------------------|-----|
| A | 3'-0" x 5'-0" | WOOD SLIDING WINDOWS | 2 |
| B | 2'-5" x 3'-0" | WOOD SLIDING WINDOWS | 2 |

NOTE: USE INSULATED GLASS IN ALL WINDOWS.
IF DOUBLE HUNG OR AWNING WINDOWS ARE PREFERRED
WINDOW OPENINGS MAY NEED TO BE ALTERED.

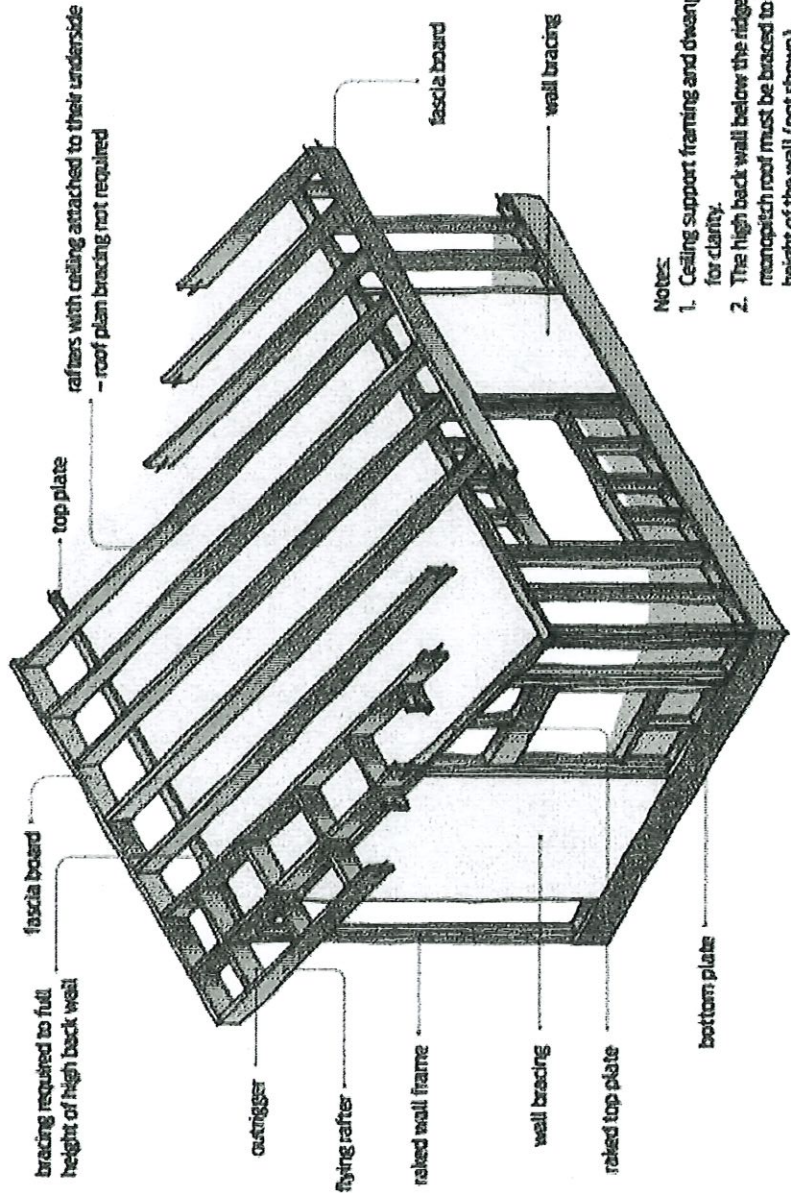
FLOOR PLAN
SCALE 1/4" = 1'-0"

6x6 PRESSURE TREATED
POSTS 9'-4" O.C.

FSU
AsCenter
Research & Extension

OZARK HAVEN

ARK 1985 7265 SHEET 1 OF 3

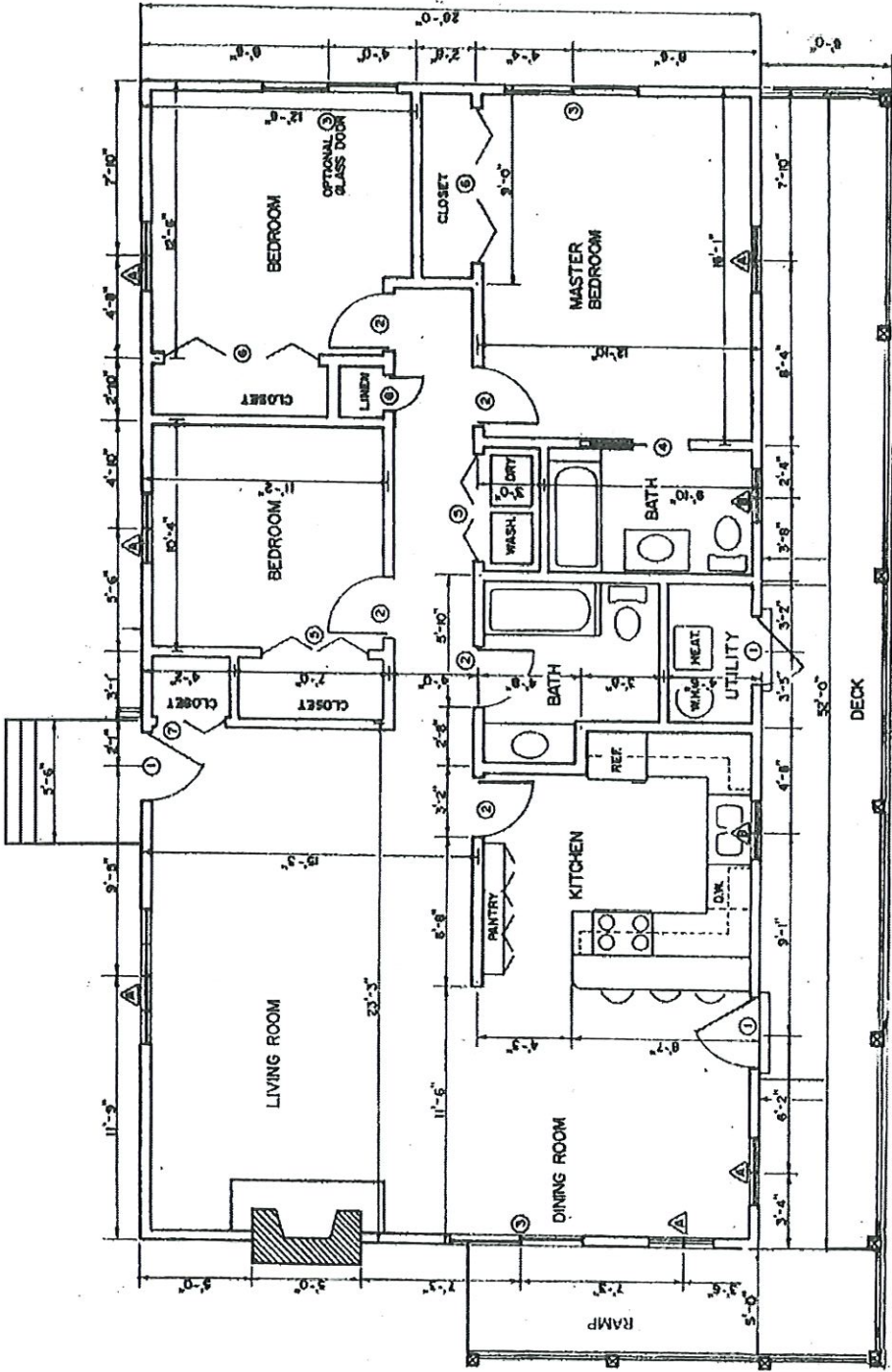


Notes:

1. Ceiling support framing and dwangs omitted for clarity.
2. The high back wall below the ridge of the monopitch roof must be braced to the full height of the wall (not shown).

6x6 PRESSURE TREATED POSTS
8'-0" O.C.

HEATED AREA: 1452 SQ. FT.



6x6 PRESSURE TREATED POSTS 8'-0" O.C.

FLOOR PLAN

SCALE 1/4" = 1'-0"

| DOOR SCHEDULE | |
|---------------|--|
| SYMBOL | DESCRIPTION |
| 1 | 3'-0" x 6'-8" WOOD SOLID CORE, EXTERIOR |
| 2 | 2'-8" x 6'-8" WOOD HOLLOW CORE, INTERIOR |
| 3 | 5'-0" x 8'-8" SLIDING GLASS, EXTERIOR |
| 4 | 2'-6" x 6'-8" POCKET DOOR |
| 5 | 2'-4" x 6'-8" WOOD BIFOLD |
| 6 | 3'-6" x 6'-8" WOOD BIFOLD |
| 7 | 3'-0" x 6'-8" WOOD HOLLOW CORE, INTERIOR |
| 8 | 1'-6" x 6'-8" WOOD HOLLOW CORE, INTERIOR |

| WINDOW SCHEDULE | |
|-----------------|------------------------------------|
| SYMBOL | DESCRIPTION |
| A | 3'-0" x 5'-0" WOOD SLIDING WINDOWS |
| B | 2'-5" x 3'-0" WOOD SLIDING WINDOWS |

NOTE: USE INSULATED GLASS IN ALL WINDOWS.
IF DOUBLE HUNG OR AWNING WINDOWS ARE PREFERRED
WINDOW OPENINGS MAY NEED TO BE ALTERED.



OZARK HAVEN

METAL ROOF

BUILDING PAPER

WIRE NETTING

PURLIN

T-11 PLYWOOD 8" WIDE

COUNTER PURLIN

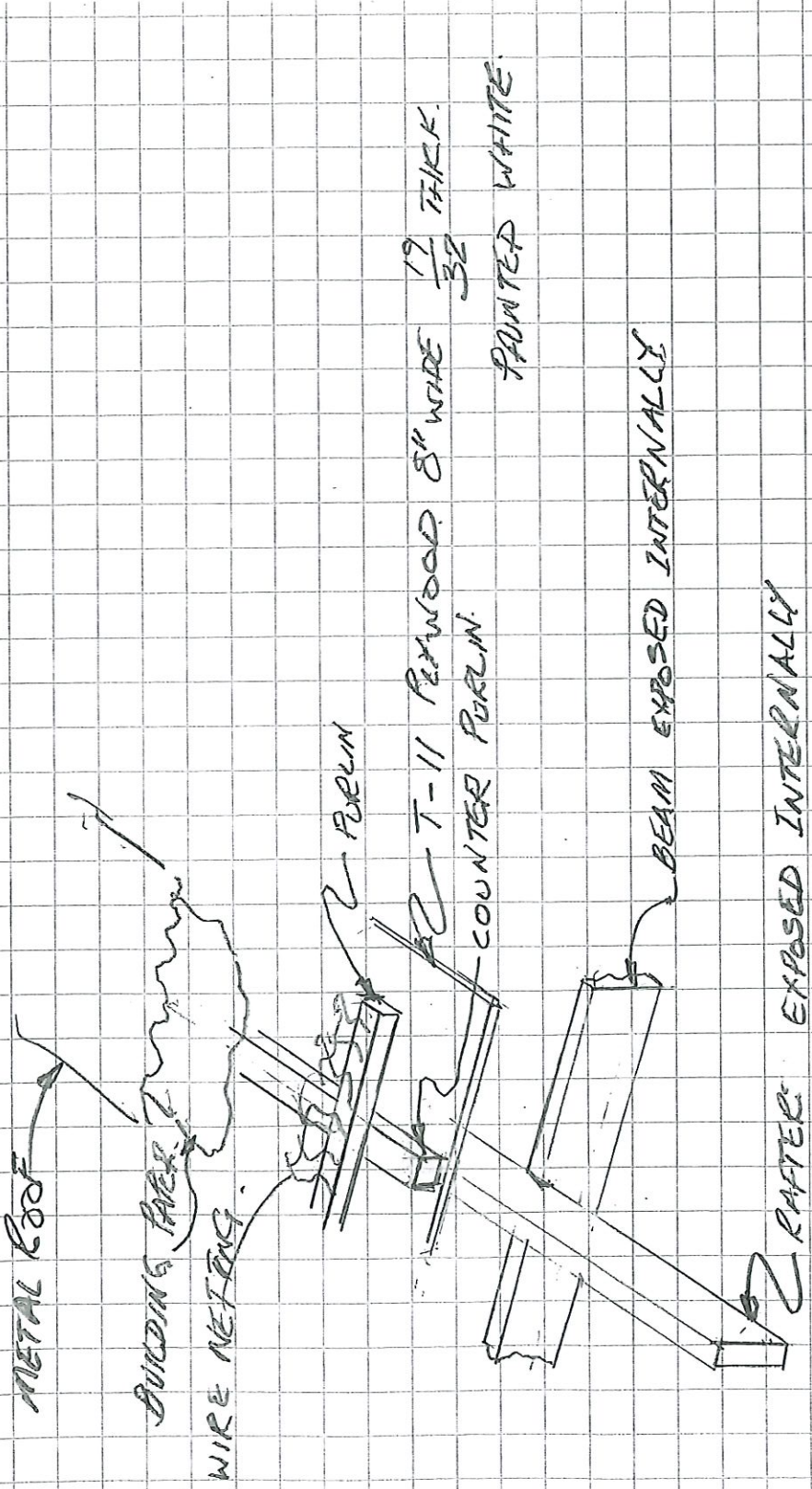
$\frac{19}{32}$ THICK.

PAINTED WHITE.

BEAM EXPOSED INTERNALLY

RAFTER

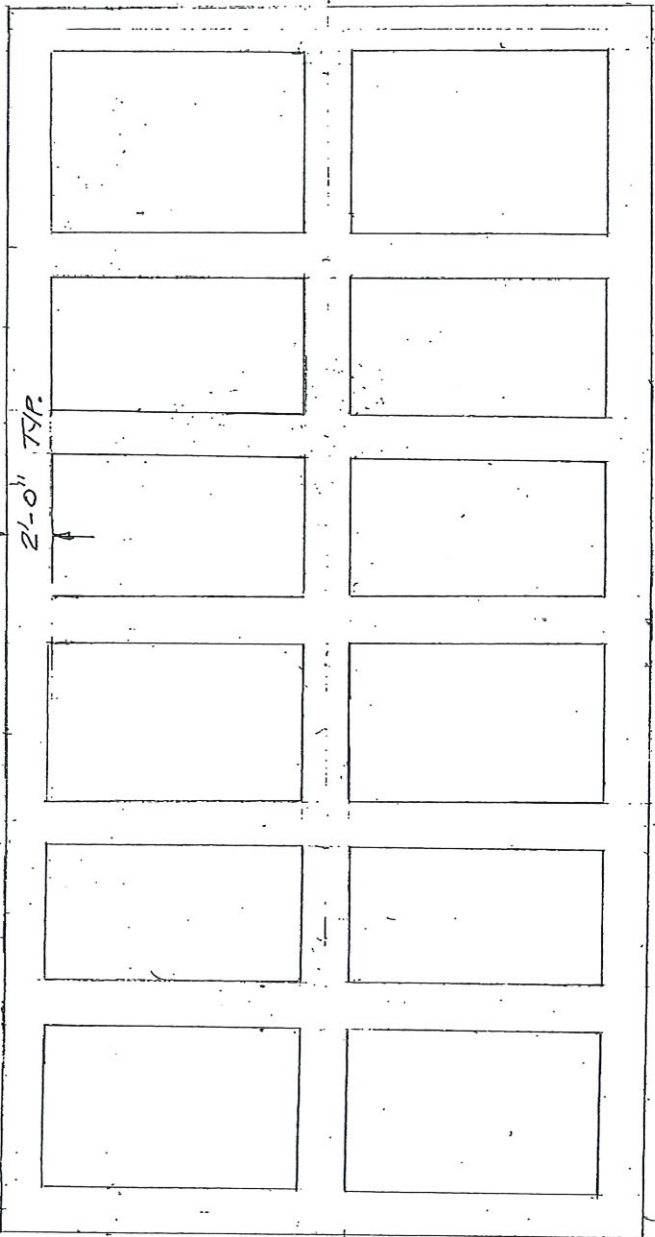
EXPOSED INTERNALLY

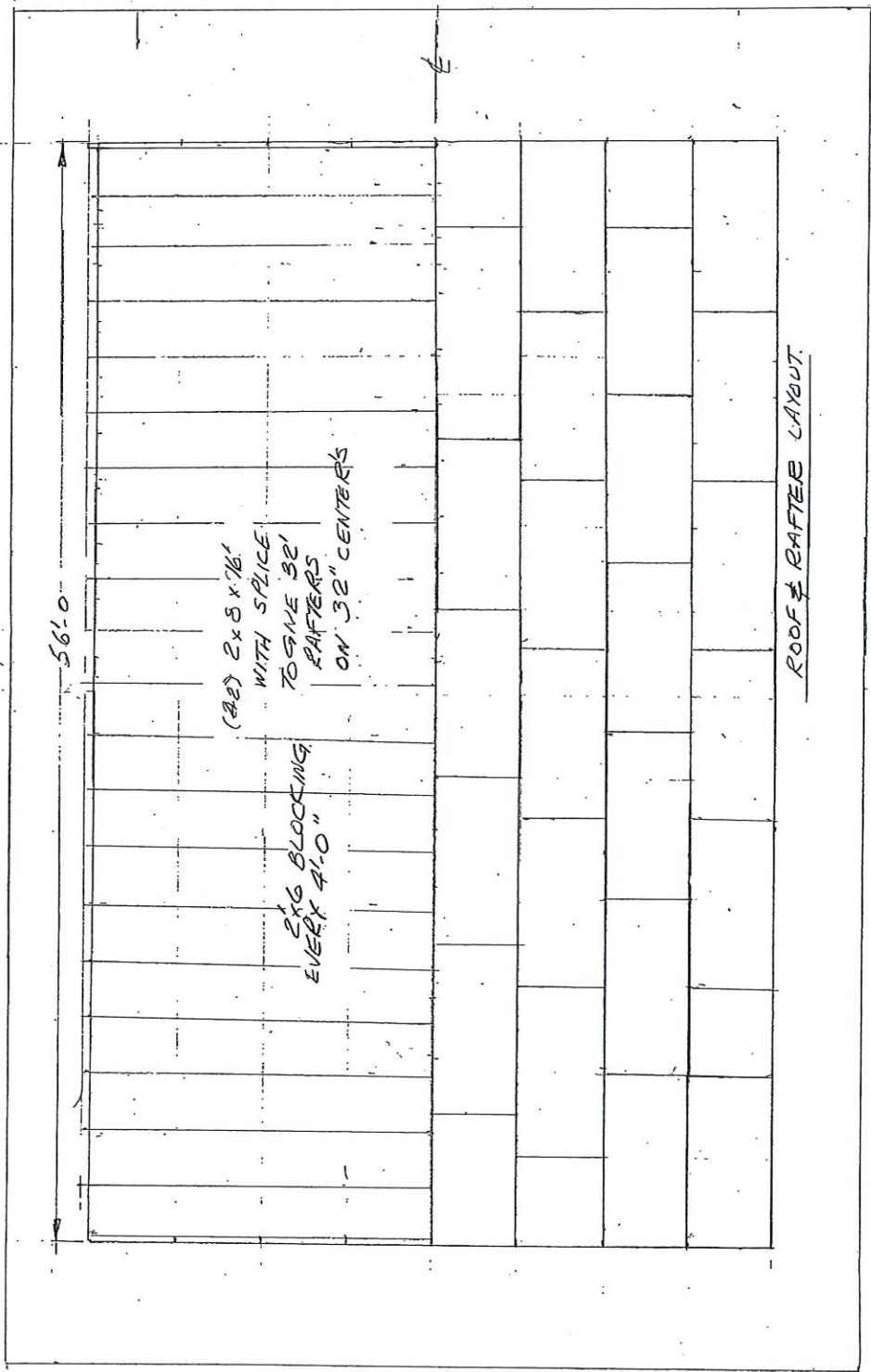


FOOTING FOUNDATION FOR 28' x 52' HOUSE.

SCALE 1/4" PER FT

2'-0" TYP



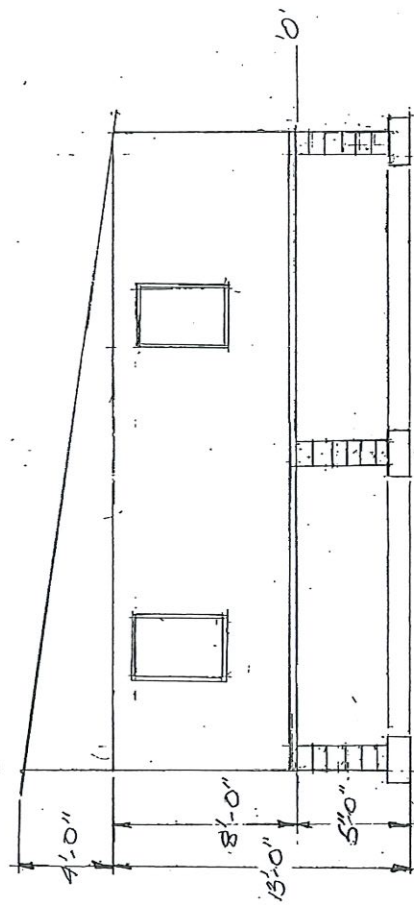


56'-0"

(2x8) 2x8x16'
WITH SPLICE
TO GIVE 32'
RAFTERS
ON 32" CENTERS

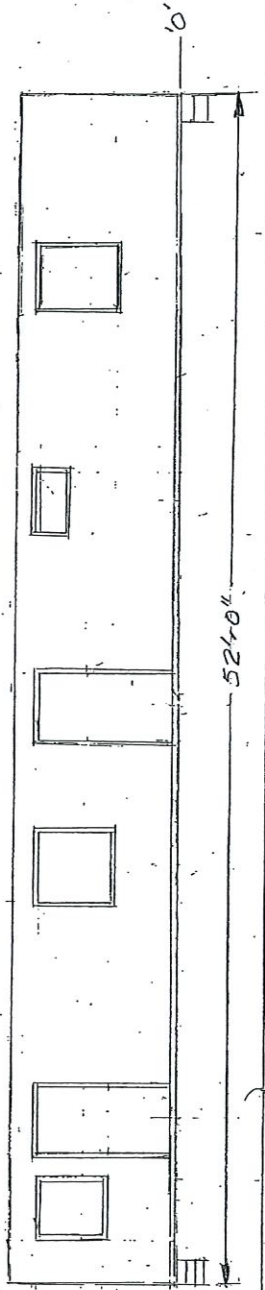
2x6 BLOCKING
EVERY 4'-0"

ROOF RAFTER LAYOUT.



LEFT HAND VIEW

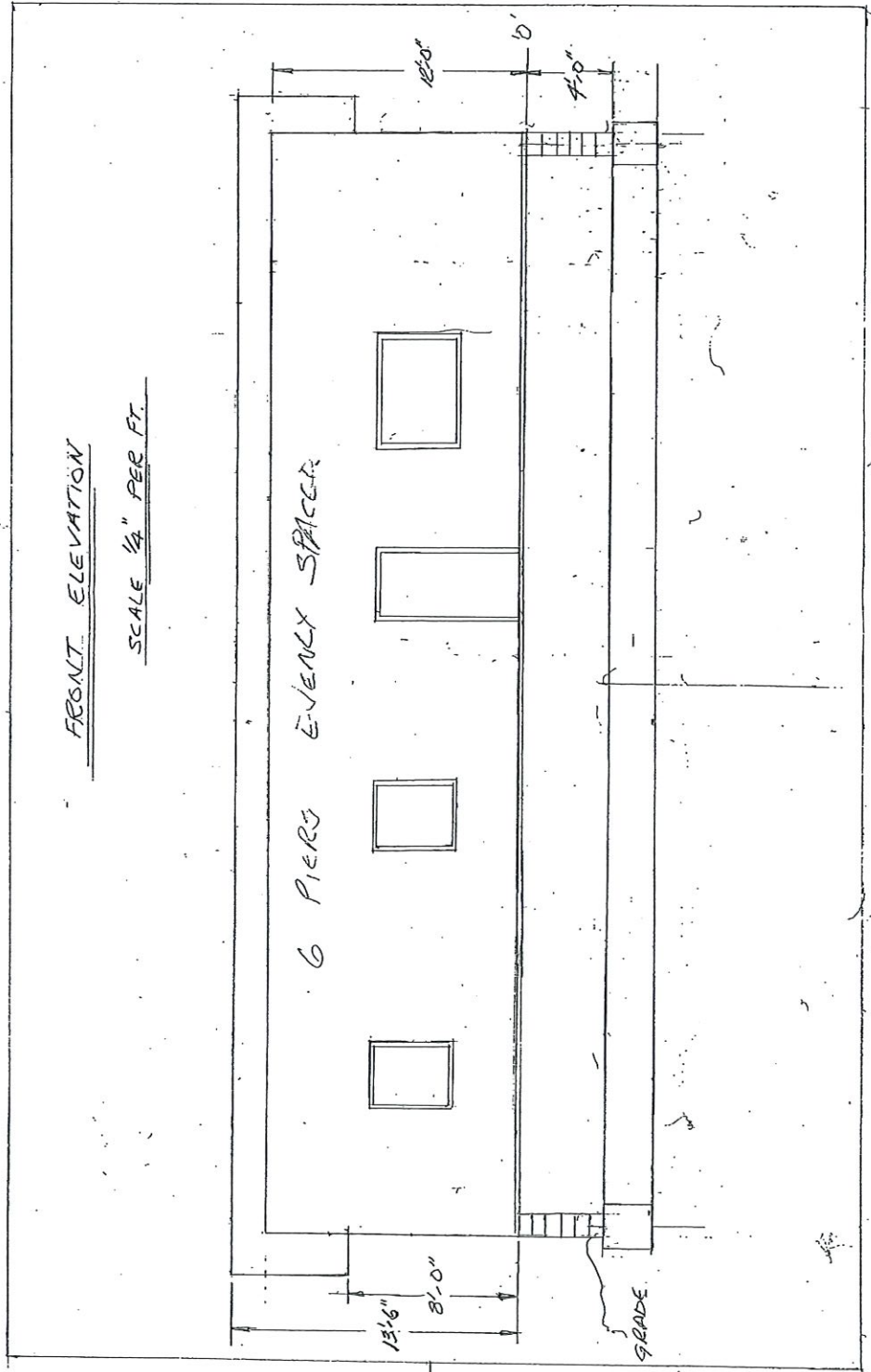
REAR ELEVATION
SCALE 1/4" PER FT.



FRONT ELEVATION

SCALE 1/4" PER FT.

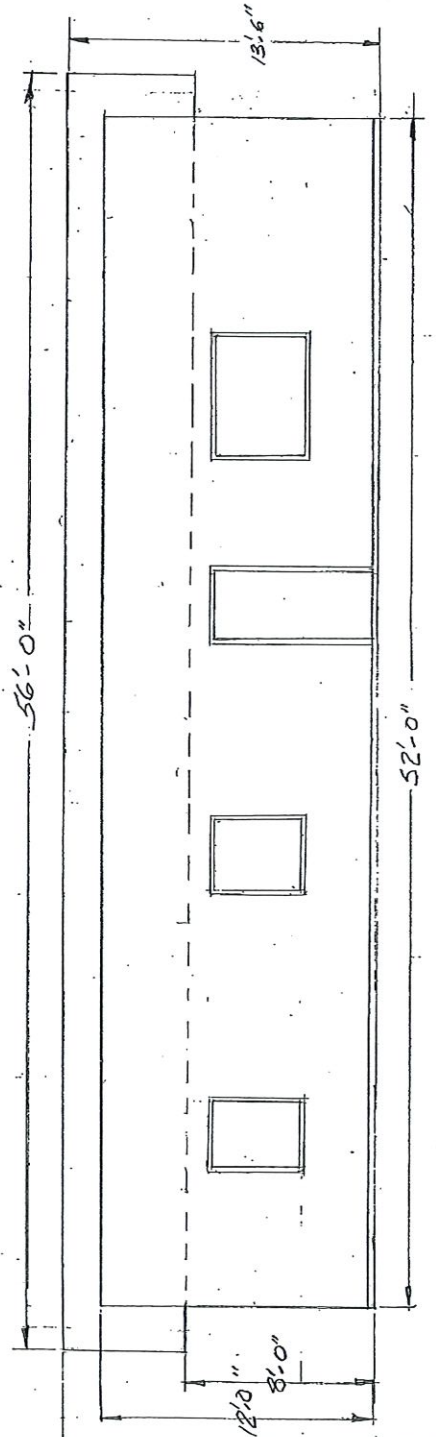
6 PIERG EVENLY SPACED



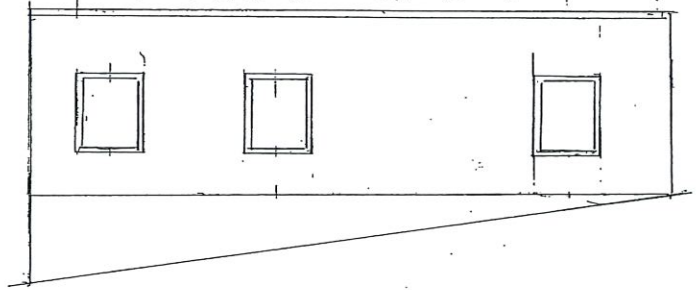
FRONT ELEVATION

SEE RIGHT HAND
ELEVATION

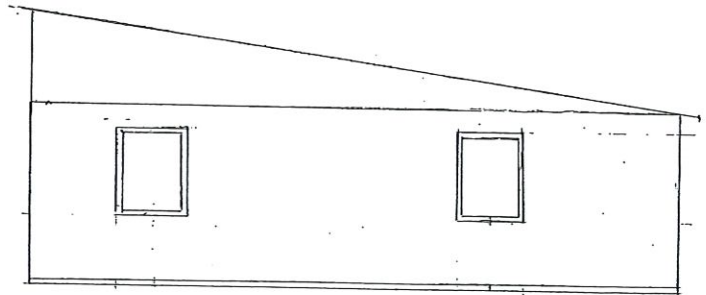
SEE LEFT HAND
ELEVATION



RIGHT HAND ELEVATION



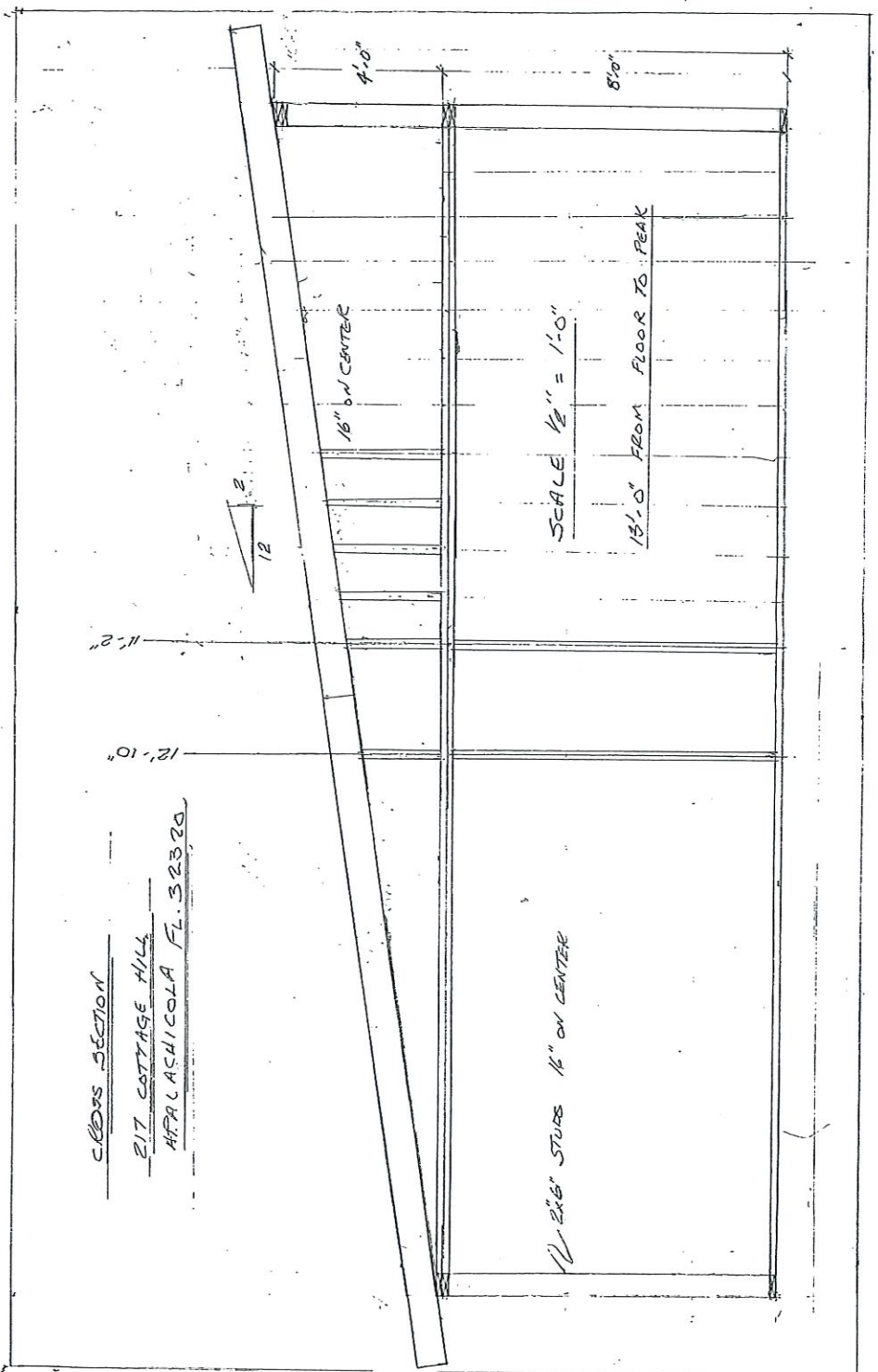
LEFT HAND VIEW



CROSS SECTION

217 COTTAGE HILL

APALACHICOLA FL. 32320



2x8" STUDS 16" ON CENTER

SCALE 1/2" = 1'-0"

13'-0" FROM FLOOR TO PEAK

16" ON CENTER

4'-0"

8'-0"

11'-2"

12'-10"

City of Apalachicola Tree Removal Application

Name: JAMES FROST
 Address: 115 B OR FREDERICK S. HUMPHRIES ST.
 Phone # 850 544-7703
 Contractor: OWNER / BUILDER J.S.'s TREE SERVICE
 Contractor's Phone # _____
 Number of Trees: 14
 Type of Trees: SCRUB / LIVE OAK

REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Trimming Limbs or Maintenance Issues. |
| <input checked="" type="checkbox"/> | New Construction House or Building. |
| <input checked="" type="checkbox"/> | The tree has extensive decay throughout crown & main system. |
| <input checked="" type="checkbox"/> | Safety Issue, Leaning over house, In power lines, Foundation of house. |
| | Insurance company will not cover unless tree is removed, Letter included. |
| | Interfering with, Underground utilities, Sidewalks, Driveways, Etc. |
| | 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: 11/12/19 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: _____ | |
| Planning and Zoning's Recommendation is: _____ Approved: _____ Denied: _____ Date: _____ Signature: _____ | Approved By: City of Apalachicola Code Enforcement Officer: _____ City Administrator: _____ Administrator's/Designee: _____ City Commission; Approved: _____ or Denied: _____ Mayor, Van Johnson: _____ Date: _____ |



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Brisbin Skiles and Kathy Ann Kane

ADDRESS: 89 MAIN STREET

CITY, STATE & ZIP CODE: Apalachicola, FL 32329 PHONE # 850-890-2799

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: STERLING BUSKIRK DBA SUBSTANTIAL STRUCTURES INC

ADDRESS: 140 21ST AVE

CITY, STATE & ZIP CODE: APALACHICOLA PHONE # 880 340 0075 1269 -

STATE LICENSE NUMBER: CC1502498 COMPETENCY CARD # City License #

ADDRESS OF PROJECT: 89 MAIN STREET, APALACHICOLA, FL 32329

PROPOSED USE OF SITE: RESIDENCE

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

PROPERTY PARCEL ID # 01-095-08W-8371-0000-0010

LEGAL DESCRIPTION OF PROPERTY: 36 85 8W 2.25 ACRES RAILROAD RIGHT OF WAY OR/707/300

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 Building ___ Sign
___ Multi-Family ___ Demolition Other - FENCE - WOOD
___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 25' Rear 35' L. Side 1100' +
R. Side 70'
Cost of Construction \$ 250,000 Square Footage 1883
EPI _____ Flood Zone NO Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories 2 # Of Units 1
Type of Roof METAL Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length 42' Height _____ Width 28'

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

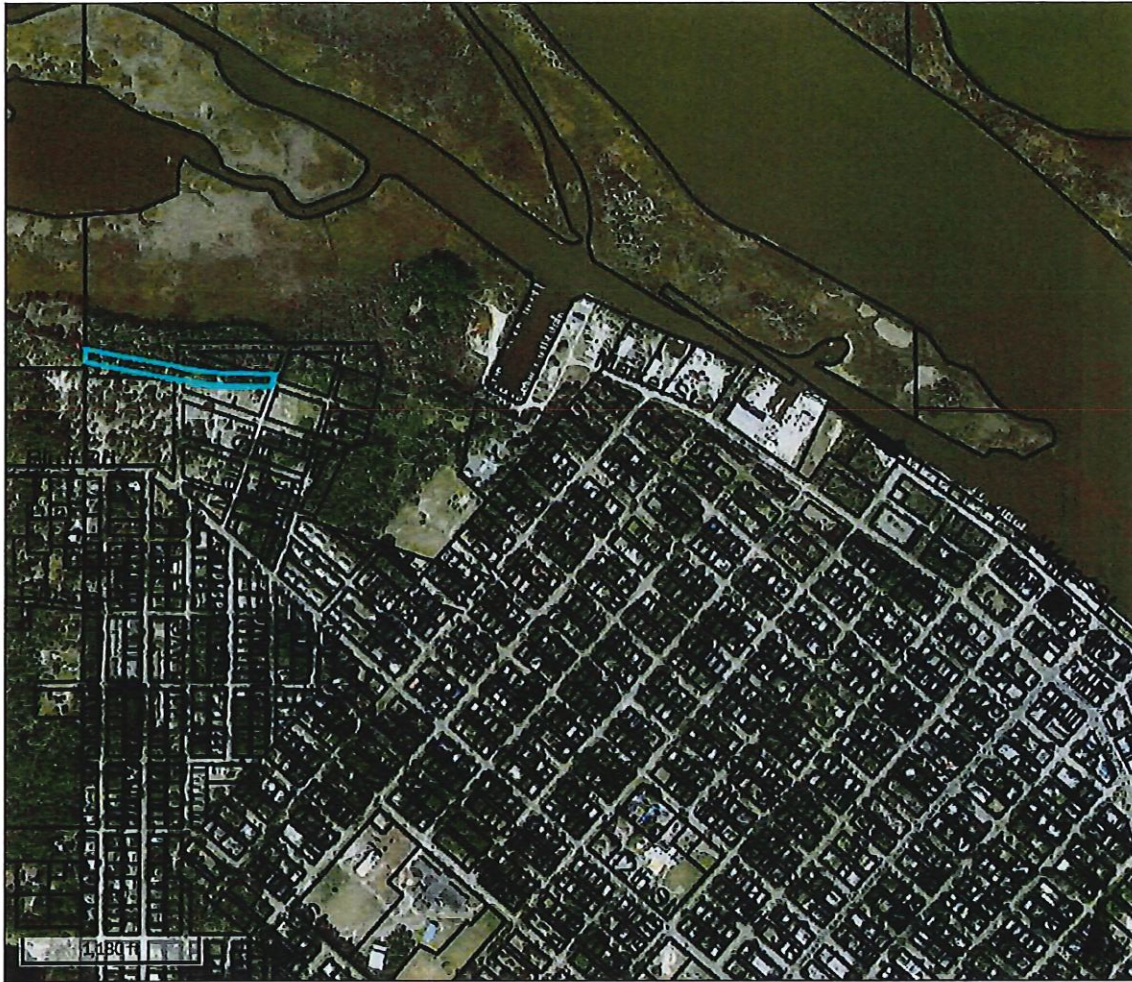
Notary as to Contractor

My Commission expires:

My Commission expires:

APPLICATION APPROVED BY:

BUILDING OFFICIAL.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|--|
| Parcel ID | 01-09S-08W-8371-0000-0010 | Alternate ID | 08W09S01837100000010 | Owner Address | SKILES BRISBIN MARVIN & KANE KATHY ANN AS TENANTS IN COMMON PO BOX 463 APALACHICOLA, FL 32329-0463 |
| Sec/Twp/Rng | 1-9S-8W | Class | VACANT COM | | |
| Property Address | | Acreage | 2.25 | | |
| District | 3 | | | | |
| Brief Tax Description | 36 8S 8W 2.25 ACRES <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 4/22/2020
Last Data Uploaded: 4/22/2020 7:40:39 AM

Developed by  Schneider GEOSPATIAL

Verified w/ Terry Tipton

@ Property Appraisers that this is City Jurisdiction.

Eagle's Nest



BK
Cypress
LOG HOMES

3 Bedroom - 2 Bath

Artist rendering may vary from actual plans

Eagle's Nest

3 Bedroom - 2 Bath

First Floor 1176 sq.ft.
 Second Floor 707 sq.ft.
TOTAL 1883 sq.ft.
 Porch 672 sq.ft.



BK
Cypress
 LOG HOMES

Bronson, FL.
1-800-553-1564

www.bkcypress.com



Privacy fence to be added to existing
to give privacy for cemetery



Storage Bldg 30' x 40' x 12'
Color to match home Not color in picture.
Example only



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: PHILIP FUERSCHEBAH

ADDRESS: 189 AVENUE E

CITY, STATE & ZIP CODE: APALACHICOLA FL 32320 PHONE # 505 328 4709

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: OWNER

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 189 AVENUE E

PROPOSED USE OF SITE: DETACHED GARAGE

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

PROPERTY PARCEL ID # 01-095-06W-8330-0099-0010 Historic District

LEGAL DESCRIPTION OF PROPERTY: BLOCK 99 LOT 1 & 2 OIR

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: OWNER

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: _____



189 FL-30

189 Ave. E



Image capture: Jun 2019 © 2020 Google

Apalachicola, Florida



Street View





Parcel Summary

Parcel ID 01-09S-08W-8330-0099-0010
 Location Address 189 AVE E
 APALACHICOLA 32320
 Brief Tax Description* BL 99 LOTS 1 2 OR 108 83 OR/185/211 OR 372/112 OR 222/466 OR 295/234 1054/269 1062/628 1062/629 1245/194
 *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
 Fuerschbach Phillip & Marcie H
 189 Ave E
 Apalachicola, FL 32320

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000100 | SFR | 60.00 | FF | 0 | 0 |
| 000000 | VAC RES | 60.00 | FF | 0 | 0 |

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 4,509
 Heated Area 2,289
 Exterior Walls BELOW AVG.
 Roof Cover COMP SHNGL
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover PINE WOOD
 Heat AIRDUCTED
 Air Conditioning CENTRAL
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Effective Year Built 1956

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|----------------|-----------------|-------------------------|-------|-----------|----------------------|
| 1037 | CONCRETE STEPS | 1 | 8 x 4 x 0 | 32 | SF | 1955 |
| 0300 | STEPS | 1 | 0 x 0 x 0 | 67 | SF | 1955 |
| 0320 | CONCRETE | 1 | 24 x 21 x 0 | 504 | SF | 1992 |
| 0320 | CONCRETE | 1 | 21 x 8 x 0 | 168 | UT | 1992 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------------------|-------------------------|
| N | 06/28/2019 | \$100 | WD | 1245 | 194 | Unqualified (U) | Improved | FUERSCHBACH | FUERSCHBACH/FUERSCHBACH |
| N | 03/21/2012 | \$100 | WD | 1062 | 629 | Unqualified (U) | Improved | FEDERAL HOME LOAN | FUERSCHBACH |
| N | 03/21/2012 | \$100 | WD | 1062 | 628 | Unqualified (U) | Improved | JPMORGAN CHASE BANK | FEDERAL HOME LOAN |
| N | 01/31/2012 | \$100 | CT | 1054 | 269 | Unqualified (U) | Improved | ROBINSON | JPMORGAN CHASE BANK |
| N | 06/02/1989 | \$61,200 | WD | 295 | 234 | Qualified (Q) | Improved | GORDON ETAL | ROBINSON |

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).

- 1 DETACHED 20' X 24' GARAGE TO BE BUILT AT BACK OF MAIN HOUSE, TO FACE 15TH STREET, ROOF PITCH AND APPEARANCE TO MATCH MAIN HOUSE.
- 2 EXISTING CONCRETE SLAB (20' X 26') TO BE REMOVED.
- 3 4 FT HIGH SCRAPED / FENCE TO BE BUILT AROUND 2 ANAC UNITS

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|----------------|-------------------------|-----------------------|
| Siding | | HARME LAP SIDING | |
| | | 6" EXPOSURE | |
| Doors | | DOUBLE METAL CAR DOOR | |
| | | ONE SIDE DOOR | |
| Windows | | WHITE VINYL DOUBLE | |
| | | HUNG WINDOW GARAGE SIDE | |
| Roofing | | METAL ROOF TO | |
| | | MATCH HOUSE | |
| Trim | | 1X4 HARDIE TRIM | |
| | | | |
| Foundation | | CONCRETE SLAB | |
| | | | |
| Shutters | | NONE | |
| | | | |
| Porch/Deck | | NONE | |
| | | | |
| Fencing | | NONE | |
| | | | |
| Driveways/Sidewalks | CONCRETE | GRAVEL DRIVE SAME | |
| | PAVED WALKWAYS | AS EXISTING DRIVE | |
| Other | | | |
| | | | |

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 GRANGE
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 78'6" Rear 8'10" L. Side 59'
R. Side 8'4"
Cost of Construction \$ 8,000 Square Footage 504 sq ft
BPI _____ Flood Zone X Lowest Floor Elevation _____
Area Heated/Cooled 0 # Of Stories 1 # Of Units _____
Type of Roof 8/12 METAL Type of Walls FRAME Type of Floor CONCRETE
Extreme Dimensions of: Length 24' Height _____ 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
Date: _____

Signature of Contractor
Date: _____

Notary as to Owner or Agent
My Commission expires: _____

Notary as to Contractor
My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner PAUL FUERSCHBACH
 Address 189 AVENUE E
 City APALACHICOLA State FL Zip 32320
 Phone (505) 328 4709

(OWNER)
 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: 189 AVENUE E City & State APALACHICOLA FL Zip 32320

Historic District Non-Historic District

Zoning District: OIR

Parcel #: 01-095-08W-8330-0099-0010 Block(s) 99 Lot(s) 1 & 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 connected 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

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:

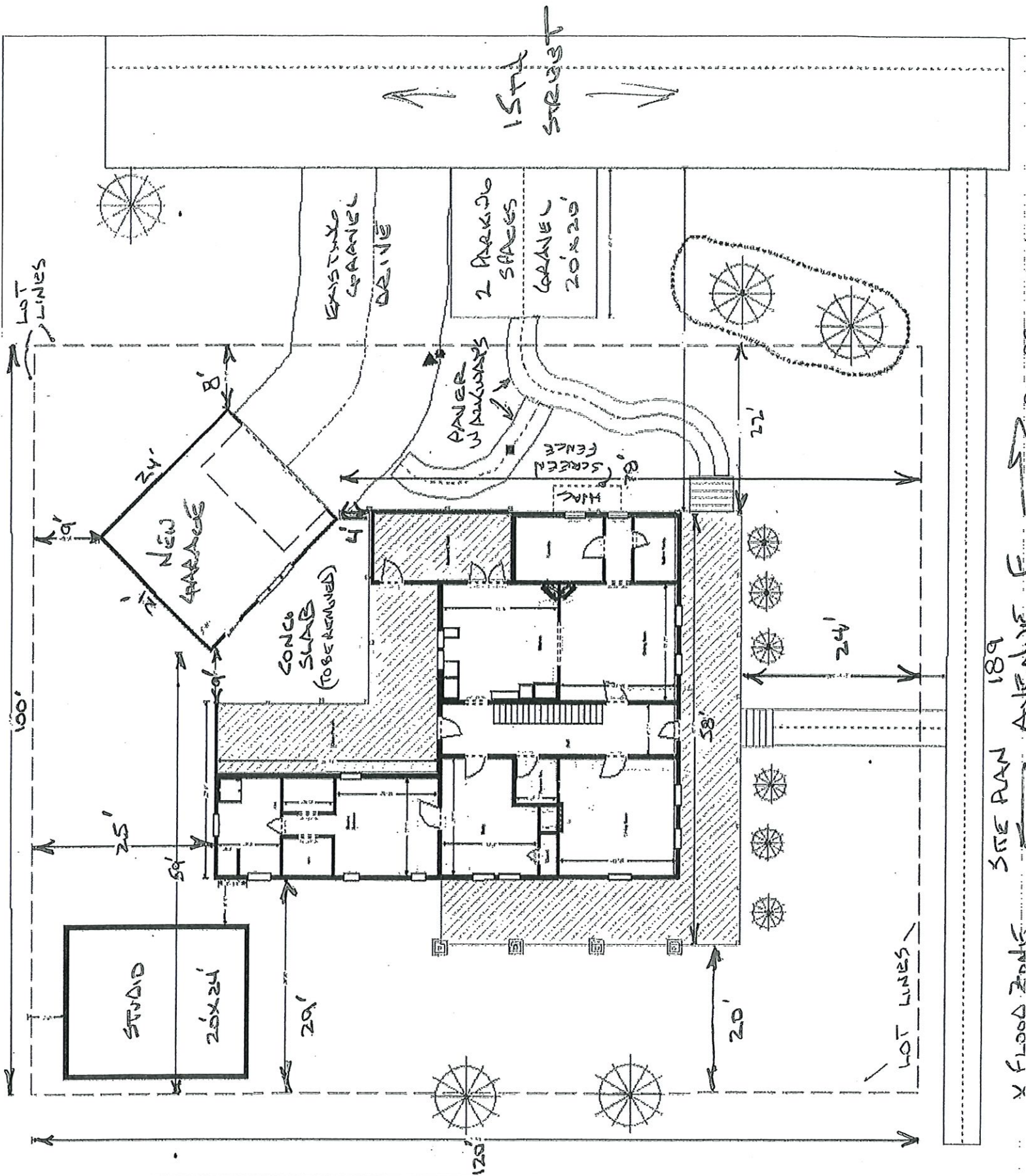
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development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

4-21-2020

SIGNATURE OF APPLICANT





FLOOD ZONE

SITE PLAN 189

ALLEY

IMPERVIOUS AREA

| | | |
|-------------------------|--------|--------------------------|
| MAIN HOUSE | 58(42) | } - 3330 FT ² |
| (INCLUDING ALL PORCHES) | 35(9) | |
| | 30(13) | |
| | 9(21) | |
| STUDIO | 24(20) | } - 529 FT ² |
| | 7(7) | |

PROPOSED WORK

GARAGE 24x21 - 504 FT²

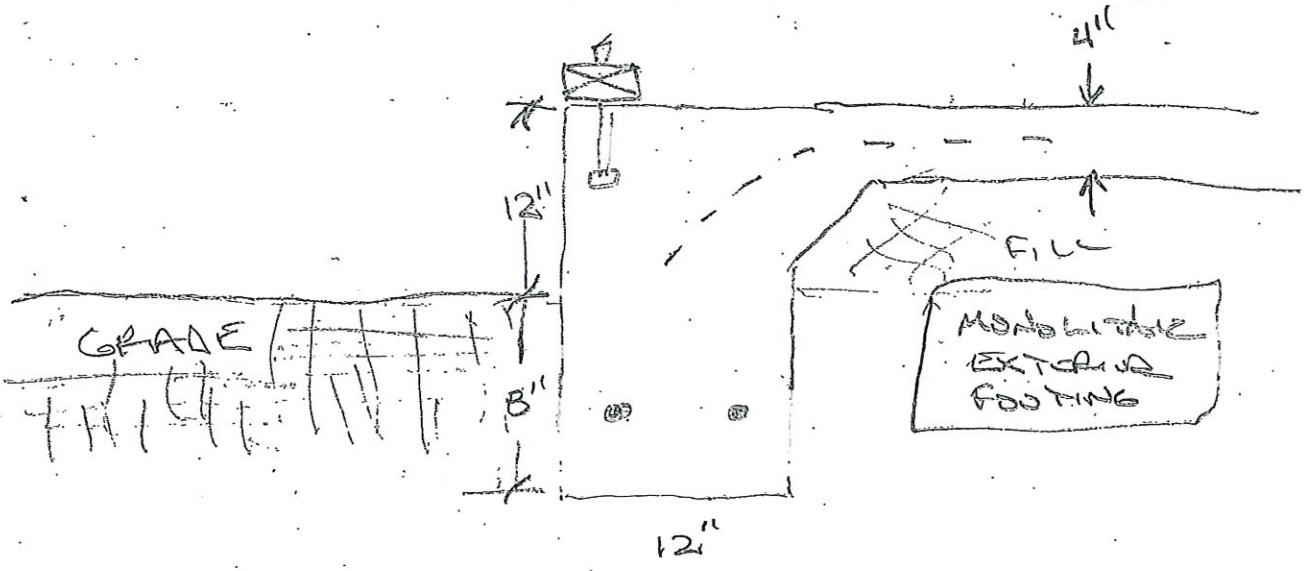
CONCRETE PAVEMENT WALKWAYS - 262 FT²

TOTAL IMPERVIOUS AREA - 4625 FT²

LOT DIMENSIONS 120' x 100' = 12000 FT²

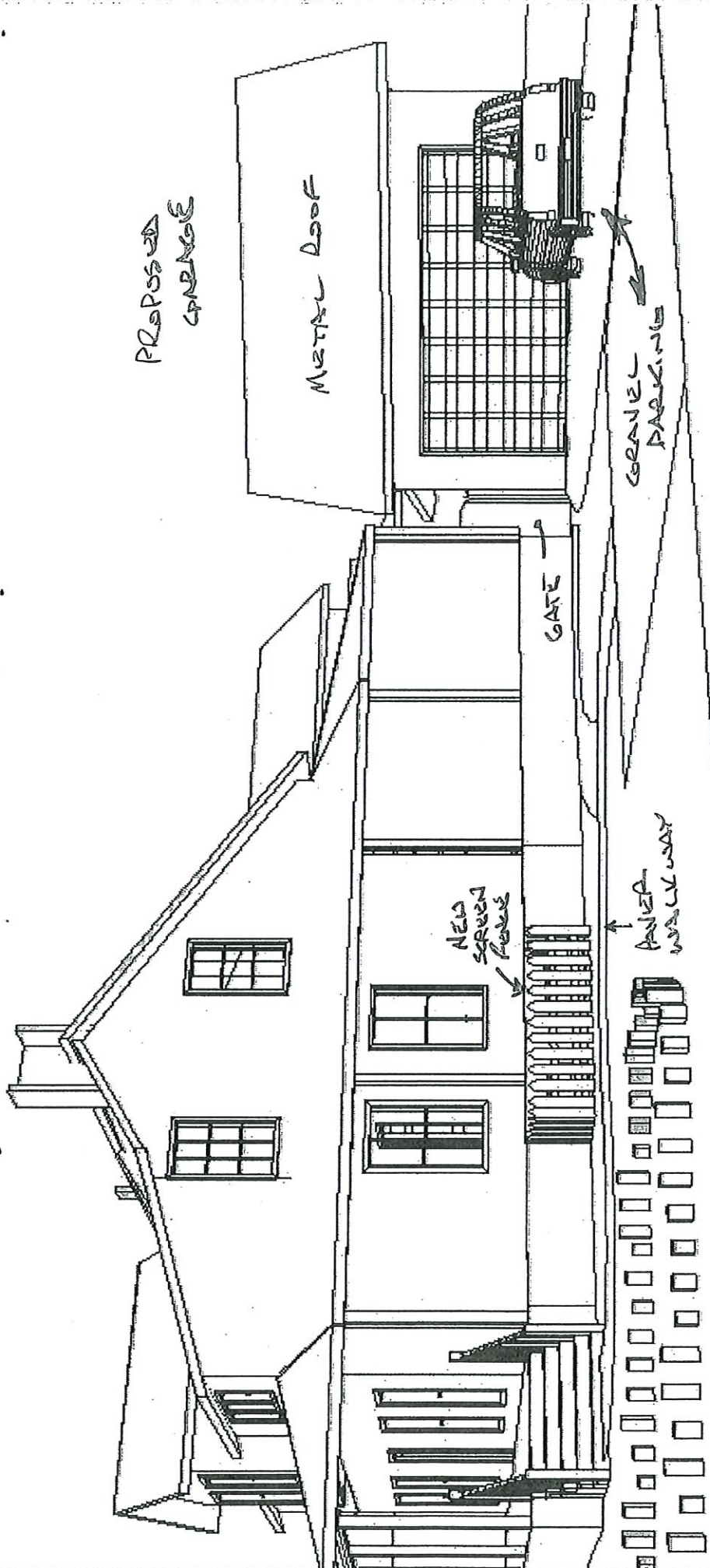
PERCENT IMPERVIOUS AREA - 38.5%

- EXISTING (20'x26') CONCRETE SLAB TO BE REMOVED
- NO CHANGES IN GRADE TO BE MADE



Pitkin Fuel sketch 4-24-2020

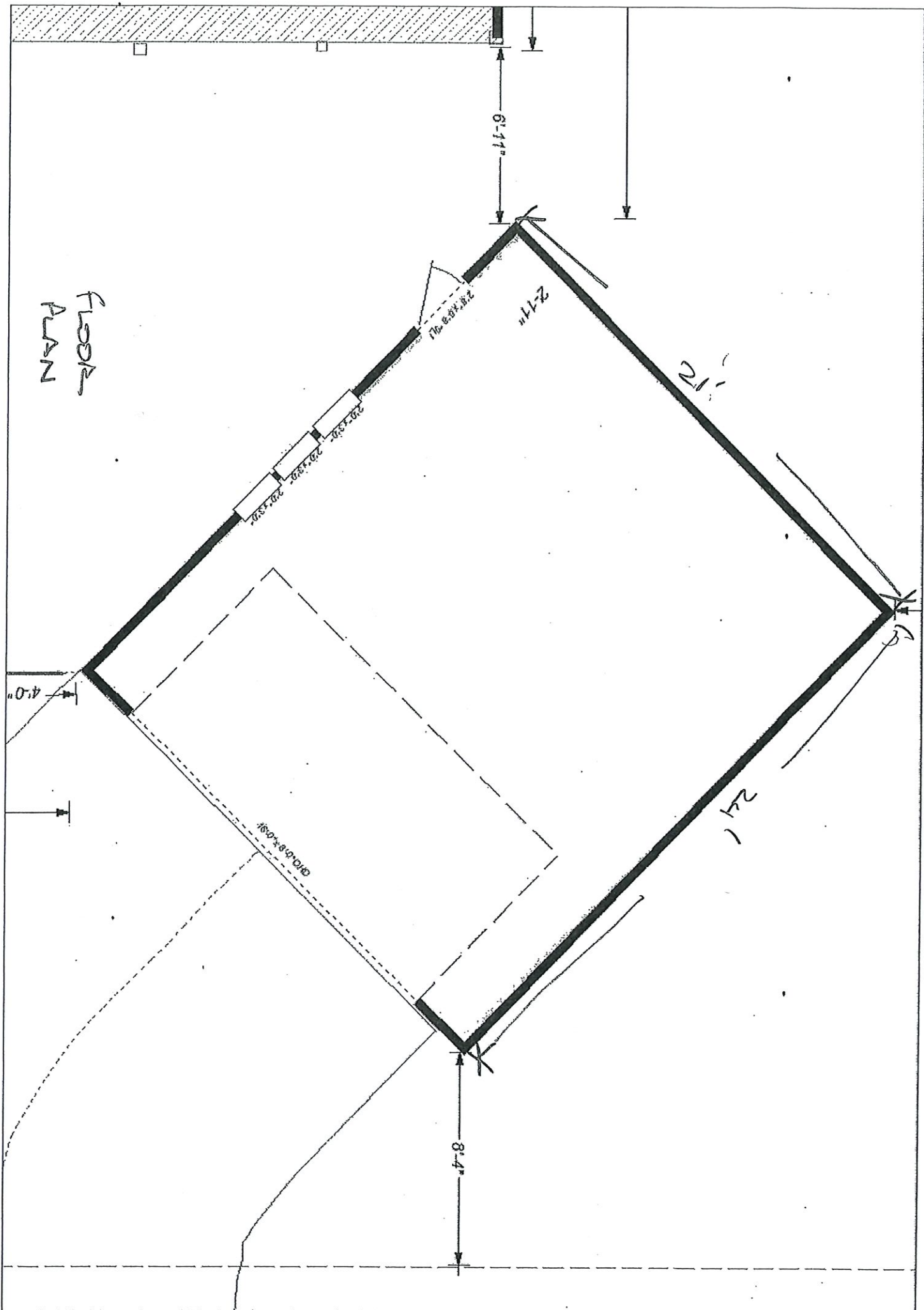
505-328-4709

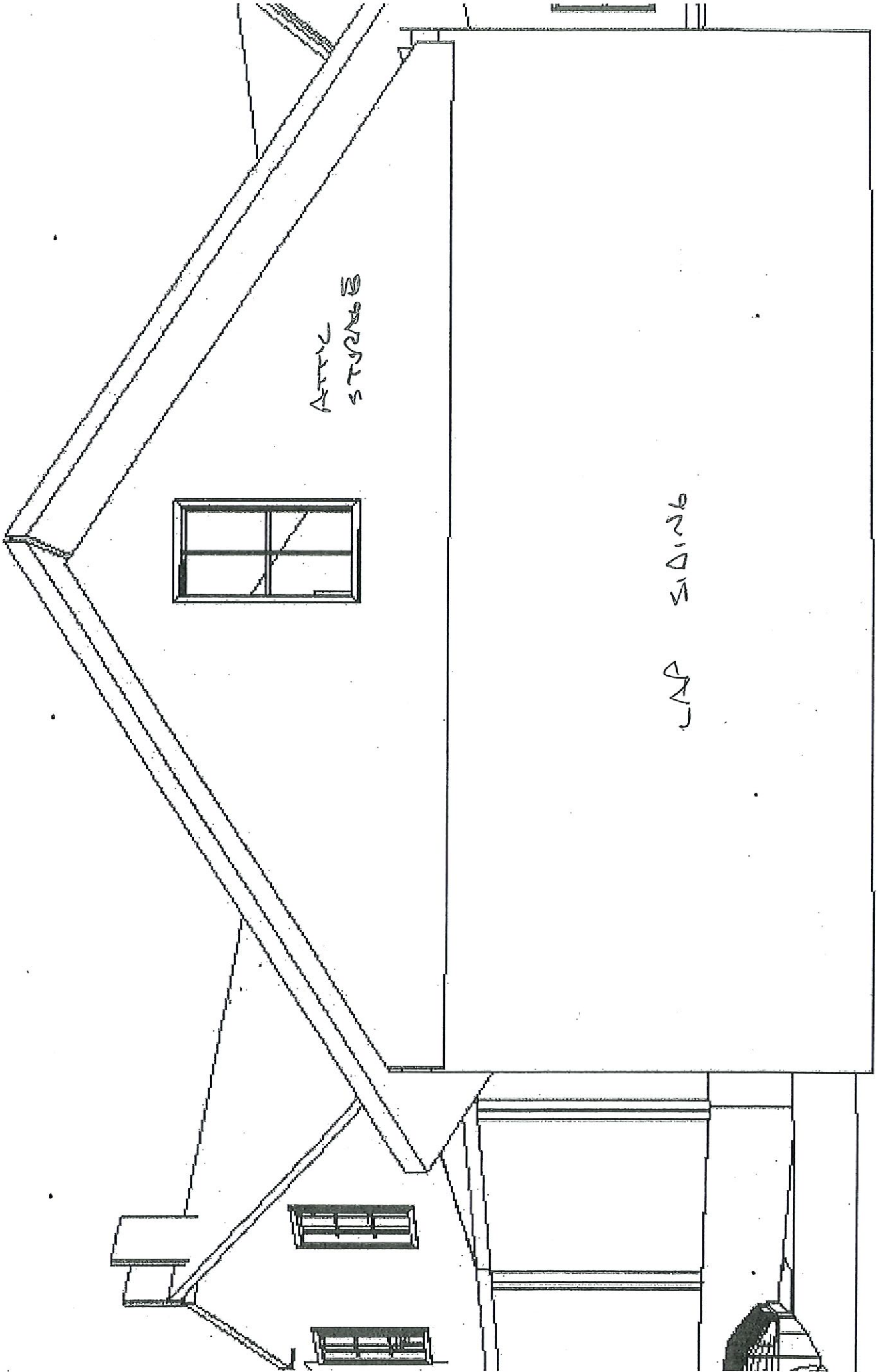


15TH ST.

SE ELEVATION

FLOOR PLAN

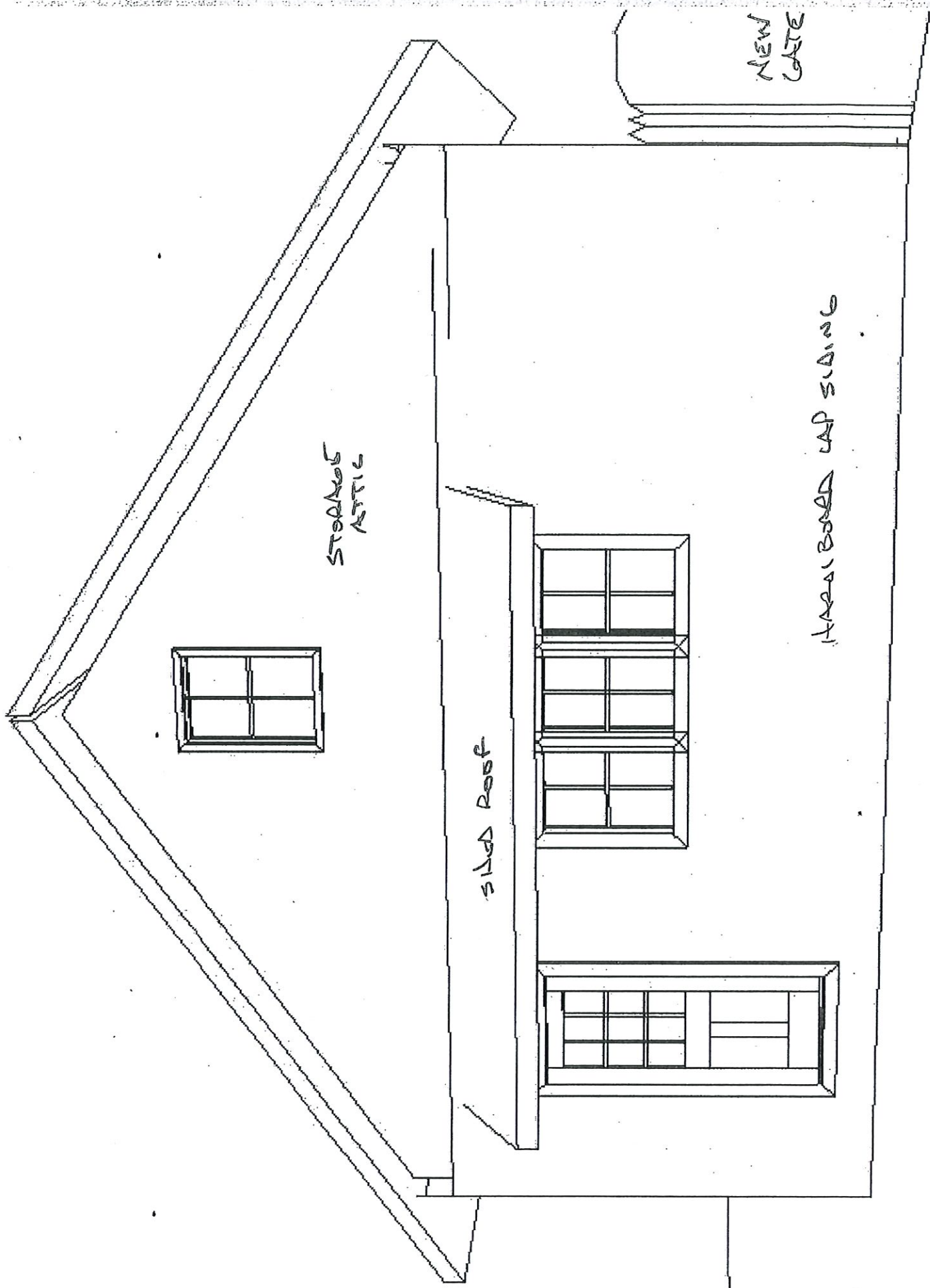




ATTIC STUDBS

JAP SIDING

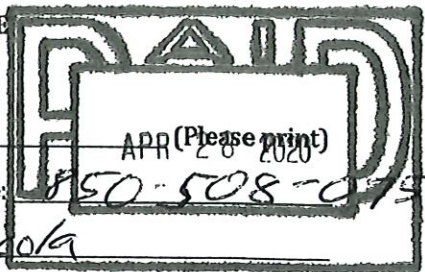
NOV 15 1960





\$50.00 App. Fee

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



Applicant's Name: Charles Hinson
 Property Owner's Name: Charles & Jennifer Hinson Phone: 850-508-0758
 Property Address: 140 Avenue C City, State, Zip: Apalachicola
 General Contractor/Tree Contractor: Trent Wheeler Phone: 850-570-6859
 Applicants Signature/Date: Charles Hinson III 1

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 | | | |
| Live Oak | 1 | 4 | 1 |
| Longleaf Pine | | | |
| Pecan | | | |
| Sabal Palm | | | |
| Slash Pine | | | |
| Southern Magnolia | | | |
| Sycamore | | | |
| Water Oak | 1 | 1 | 1 |
| Total | | | |

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 |
| <input checked="" type="checkbox"/> Tree located within or too close to footprint of proposed new building or addition <u>Fence & Gate</u> | Limbs and branches encroaching where structure is to be built |
| Removal: No New Construction | Alteration: No New Construction |
| <input type="checkbox"/> Tree roots damaging building foundation or underground utilities | Limbs and branches rubbing on side or roof of building |
| <input type="checkbox"/> Imminent hazard to property or human safety | Imminent hazard to property or human safety |
| <input checked="" type="checkbox"/> Diseased or pest-infested tree | Diseased or pest-infested tree |
| <input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning) | Storm-damaged tree (other than during City declared emergency; e.g., lightning) |
| <input checked="" type="checkbox"/> 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) |
| <input checked="" type="checkbox"/> Tree located where access to private property is proposed (driveway, etc.) <u>Gate</u> | Imminent hazard to property or human safety |
| <input type="checkbox"/> Imminent hazard to property or human safety | |
| <input type="checkbox"/> Diseased or pest-infested tree | |
| <input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning) | |
| Requested by City Department | |
| <input type="checkbox"/> Interference with City utilities (e.g., water, sewer, stormwater) or Imminent Hazard | Growth encroaching on street or alley |



140 Ave. C

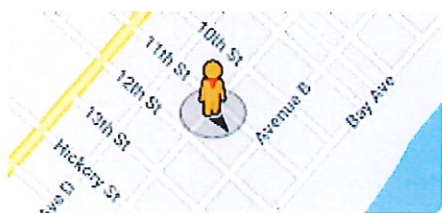


Image capture: Jul 2013 © 2020 Google

Apalachicola, Florida



Street View





Parcel Summary

Parcel ID 01-09S-08W-8330-0047-0040
 Location Address 140 AVE C
 APALACHICOLA 32320
 Brief Tax Description* BL 47 NE 1/2 LOTS 4 5 APALACH 282/256 287/287-288 500/63 1084/299 1257/125
 *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
 Hinson Charles O III &
 Hinson Jennifer F
 2520 Chamberlin Drive
 Tallahassee, FL 32308

Land Information

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

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 2,002
 Heated Area 1,330
 Exterior Walls CEDAR/CYPR
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover HARDWOOD; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2.5
 Bedrooms 2
 Stories 1
 Effective Year Built 1995

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|--------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0630 | SHED | 1 | 0 x 0 x 0 | 200 | UT | 1982 |
| 0170 | FPLC BELOW AVERAGE | 1 | 0 x 0 x 0 | 1 | UT | 1992 |
| 0320 | CONCRETE | 1 | 0 x 0 x 0 | 56 | UT | 1992 |
| 0080 | DECK | 1 | 0 x 0 x 0 | 24 | UT | 2002 |
| 0410 | WD FENCE | 1 | 0 x 0 x 0 | 84 | LF | 2002 |
| 0920 | WHL CHA RAMP | 1 | 0 x 0 x 0 | 124 | UT | 2002 |
| 0300 | STEPS | 1 | 0 x 0 x 0 | 15 | UT | 2002 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|------------|------------|
| N | 01/10/2020 | \$406,000 | WD | 1257 | 125 | Qualified (Q) | Improved | EDWARDS | HINSON |
| N | 01/30/2013 | \$231,500 | WD | 1084 | 299 | Qualified (Q) | Improved | MORTON | EDWARDS |
| N | 05/23/1995 | \$85,000 | WD | 500 | 63 | Qualified (Q) | Improved | VUYOSEVICH | MORTON |
| N | 01/08/1989 | \$12,750 | WD | 287 | 288 | Unqualified (U) | Improved | HODGE | VUOYSEVICH |

Tree Removal Permit Explanation

140 Avenue C, Apalachicola, FL

Charles and Jennifer Hinson, Owners

Introduction

The home sits on a very small lot. The back yard is really the only usable space on the property where the owners could have a nicely landscaped lawn. The back yard is mostly bare earth due to shade from a cluster of water oaks almost right on the rear property line.

The owners request is as follows:

1. Allow removal of a cluster of four trees, one of which is dead. The result would enable a lawn to be established and the area landscaped with wildlife and pollinator friendly plants. The roots and bases of these trees also impede replacement of the existing fence.
2. Request that the City remove a large water oak located just outside the owner's fence on the 11th Street side. The tree is broken and has open holes in its trunk. The tree is of such size that it poses a risk to the owner's rear deck and the home itself. The owner is also willing to have the tree removed at his expense.

This oak also impedes the owner's ability to have satisfactory vehicle access from the right of way to the back yard. The distance between an existing palm and the oak is approximately 8' which is inadequate for a drive through gate.

Conclusion

The owner acknowledges removing two small water oaks without permission. The trees were part of the cluster of trees on the rear property line and were approximately 5 inches in diameter. The two trees branches were growing horizontally into the yard such that the owners had to duck down to get under them.

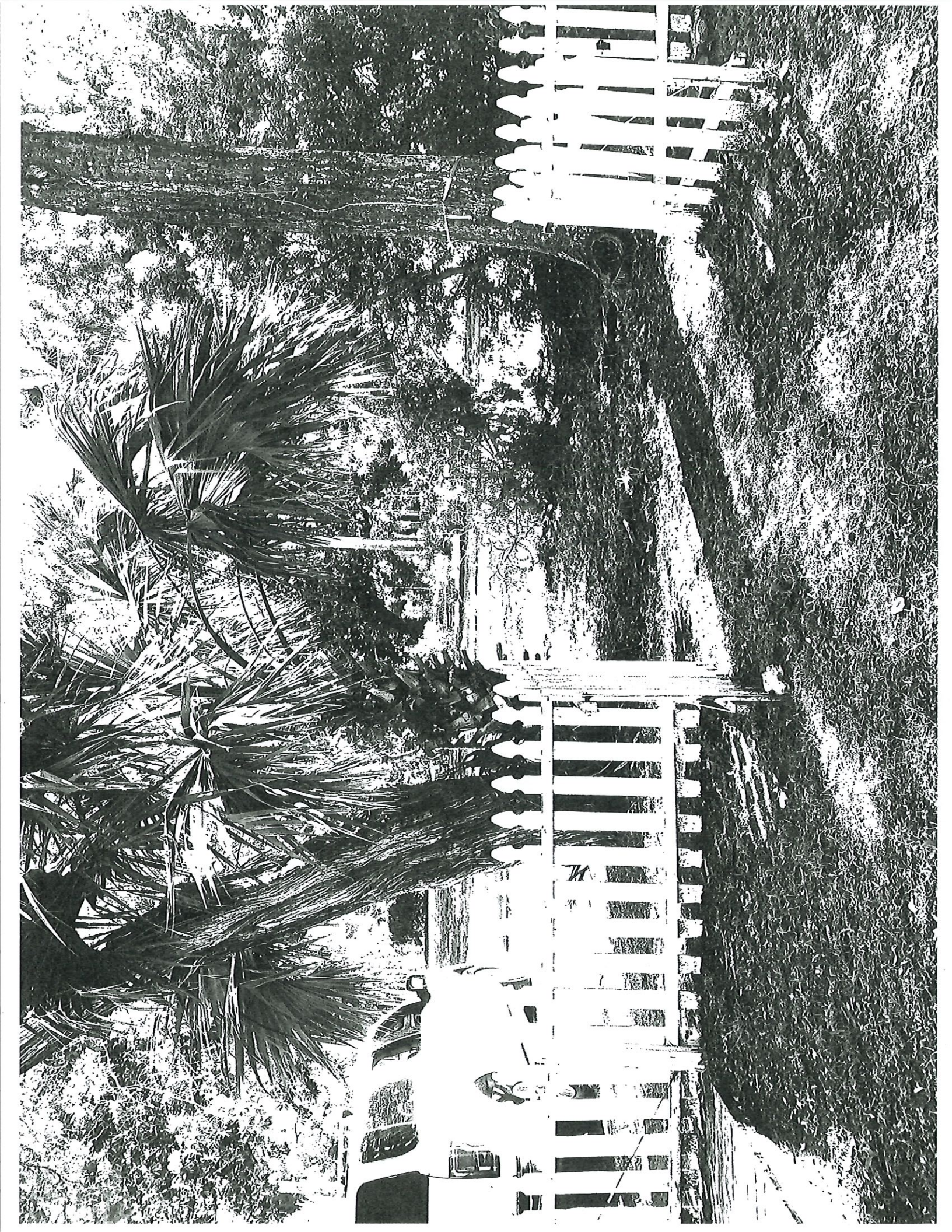
Owners are more than willing to plant desirable trees on the 11th Street right of way, and/or contribute to a City landscape fund.







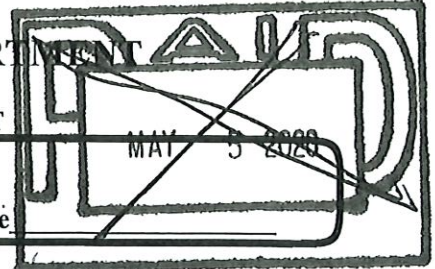






EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT



Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: VIRGINIA MADEWELL & TERRY NELSON

ADDRESS: 231 ATLANTIC AVENUE

CITY, STATE & ZIP CODE: APALACH 32320 PHONE # 850.321.5194

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

ADDRESS: 231 ATLANTIC AVENUE

CITY, STATE & ZIP CODE: APALACH 32320 PHONE # 850.321.5194

CONTRACTOR'S NAME: WILLIAM ROSS DEVELOPMENT

ADDRESS: 301 MARKET STREET

CITY, STATE & ZIP CODE: APALACH 32320 PHONE # 662.821.2698

STATE LICENSE NUMBER: CBC 1261354 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 231 ATLANTIC AVENUE

PROPOSED USE OF SITE: Enlarge North side porch

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

PROPERTY PARCEL ID # 01-095-08W-8360-0018-0130

LEGAL DESCRIPTION OF PROPERTY: Block 8 All of Lots 4, 13 & 14 & portions of Lots 5 & 6
Needs Addition

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: _____

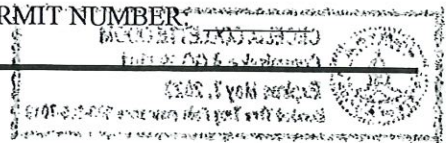
ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER _____





Parcel Summary

Parcel ID 01-09S-08W-8360-0008-0130
 Location Address 231 ATLANTIC AVE
 32320
 Brief Tax Description* BL 8 ALL OF LOTS 4, 13, & 14 ALSO A PORTION OF LOTS 5 & 6 IN BLOCK 8 NEELS ADDITION OR 481/15 566/92 566/602 1229/72 1244/676
 *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
 Nelson Terry C &
 Madewell Virginia
 As Joint Tenants W/R/O/S
 231 Atlantic Ave
 Apalachicola, FL 32320

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|-----------|-----------------|-----------|----------|-------|
| 000130 | SFR WATER | 160.00 | FF | 0 | 0 |
| 000000 | VAC RES | 50.00 | FF | 0 | 0 |
| 000000 | VAC RES | 100.00 | FF | 0 | 0 |

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 2,081
 Heated Area 1,881
 Exterior Walls COMMON BRK
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type N/A
 Floor Cover HARDWOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 1
 Effective Year Built 1968

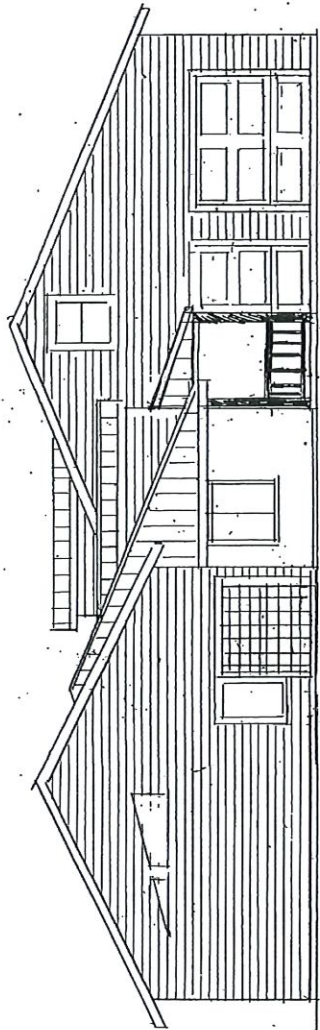
Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|-------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0620 | SHED MT | 1 | 24 x 40 x 0 | 960 | UT | 1982 |
| 0690 | BOAT SHED | 1 | 19 x 10 x 0 | 190 | UT | 1982 |
| 0650 | CON DR WAY | 1 | 100 x 18 x 0 | 1,800 | UT | 0 |
| 0570 | CON WALK | 1 | 0 x 0 x 0 | 177 | UT | 0 |
| 0360 | PUMPHOUSE | 1 | 0 x 0 x 0 | 1 | UT | 0 |
| 0390 | CON WALL | 1 | 24 x 4 x 0 | 96 | UT | 0 |

Sales

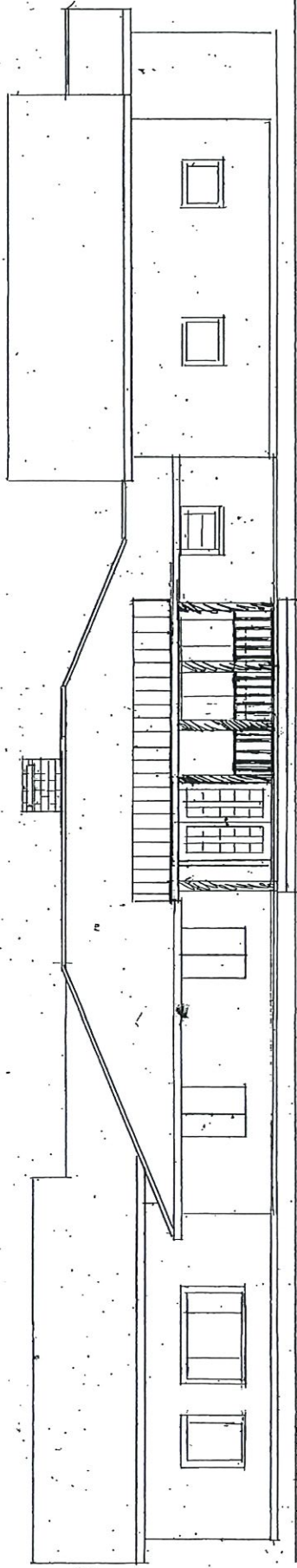
| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|-----------------|-------------------------|
| N | 06/28/2019 | \$100 | WD | 1244 | 676 | Unqualified (U) | Improved | NELSON/MADEWELL | NELSON/MADEWELL W/R/O/S |
| N | 08/24/2018 | \$475,000 | WD | 1229 | 72 | Qualified (Q) | Improved | MERRILL | NELSON/MADEWELL |
| N | 11/06/1996 | \$225,000 | WD | 566 | 602 | Qualified (Q) | Improved | STEWART | MERRILL |





~~Architect~~
5/1/2018

Spec House Book

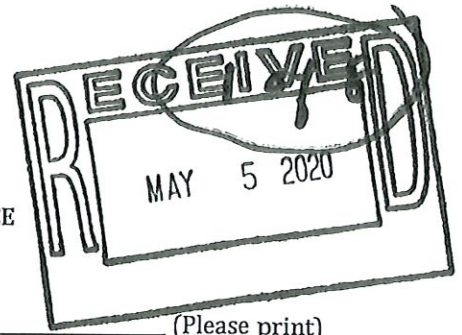


~~Architect~~
5/1/2018



ATTN: Revenna

CITY OF APALACHICOLA
 TREE APPLICATION
 REMOVAL OR ALTERATION OF PROTECTED TREE



Applicant's Name: GORDON + SANDRA ADKINS (Please print)
 Property Owner's Name: GORDON + SANDRA ADKINS Phone: 850 899 1456
 Property Address: 44 Commerce St City, State, Zip: Apalachicola FL, 32320
 General Contractor/Tree Contractor: Joey Ward Phone: 850 566 4632
 Applicants Signature/Date: Yasmin Adams / _____

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 | | | |
| Live Oak | | | |
| Longleaf Pine | | | |
| Pecan | 12 | 1 | The 2 Buildings are only 10 feet apart The trees endanger both structures plus sidewalk. |
| Sabal Palm | | | |
| Slash Pine | | | |
| Southern Magnolia | 15 | 1 | |
| Sycamore | | | |
| Water Oak | | | |
| Total | | | |

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 | Limbs and branches encroaching where structure is to be built |
| Removal: No New Construction (Sidewalk) | Alteration: No New Construction |
| <input checked="" type="checkbox"/> Tree roots damaging building foundation or underground utilities | Limbs and branches rubbing on side or roof of building |
| <input checked="" type="checkbox"/> Imminent hazard to property or human safety (2 properties) | Imminent hazard to property or human safety |
| <input type="checkbox"/> Diseased or pest-infested tree | Diseased or pest-infested tree |
| <input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning) | Storm-damaged tree (other than during City declared emergency; e.g., lightning) |
| <input type="checkbox"/> 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) | |
| Reforestation Fund | |
| 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

TREE REMOVAL AND TRIMMING APPLICATIONS

The City of Apalachicola Tree Ordinance adopted in 2019, protects the following tree species on privately owned and City owned property: live oak, southern magnolia, sabal palm, slash pine, eastern and southern red cedar, longleaf pine, pecan, bald and pond cypress, sycamore, and water oak.

A copy of the new Ordinance and the tree removal and substantial alteration application is accessible through links on the Building Department webpage at www.cityofapalachicola.com

If you have any questions about the new requirements or the new application form, please contact Wilbur Bellew, Code Enforcement Officer by e-mail at wlbellew@cityofapalachicola.com and Cortni Bankston, Permitting and Development Coordinator by e-mail at cortnibankston@cityofapalachicola.com or by telephone at 850-653-1522.

FEES AND FINES

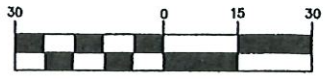
1. Administrative Fee - The City of Apalachicola will collect a \$50.00 application and processing fee. However, if the application is submitted after the tree is removed and the application is approved at that time, there will be an additional \$50.00 application and processing fee (Total of \$100.00).
2. Fines - If a **Non-Patriarch** tree is removed or altered prior to application submission or if an after-the fact permit for removal or alteration is denied, the applicant, property owner, and/or contractor are subject to a fine of up to \$500.00 per tree. If a **Patriarch** tree is removed or altered without the required approval, the applicant, property owner, and/or contractor are subject to a fine of up to \$25,000.00 per tree.
3. Reforestation Fund – The City of Apalachicola also collects a fee of \$25 or \$35 depending on size for each protected, non-patriarch tree removed by permit, but not to exceed \$250.00 per lot. The City of Apalachicola collects a fee of \$1,000.00 for each patriarch tree removed by permit. The fees collected will be deposited into the Reforestation Fund for the establishment and maintenance of tree in city parks, squares, and public right-of-ways

44 Commerce St. Apalachicola FL 32320

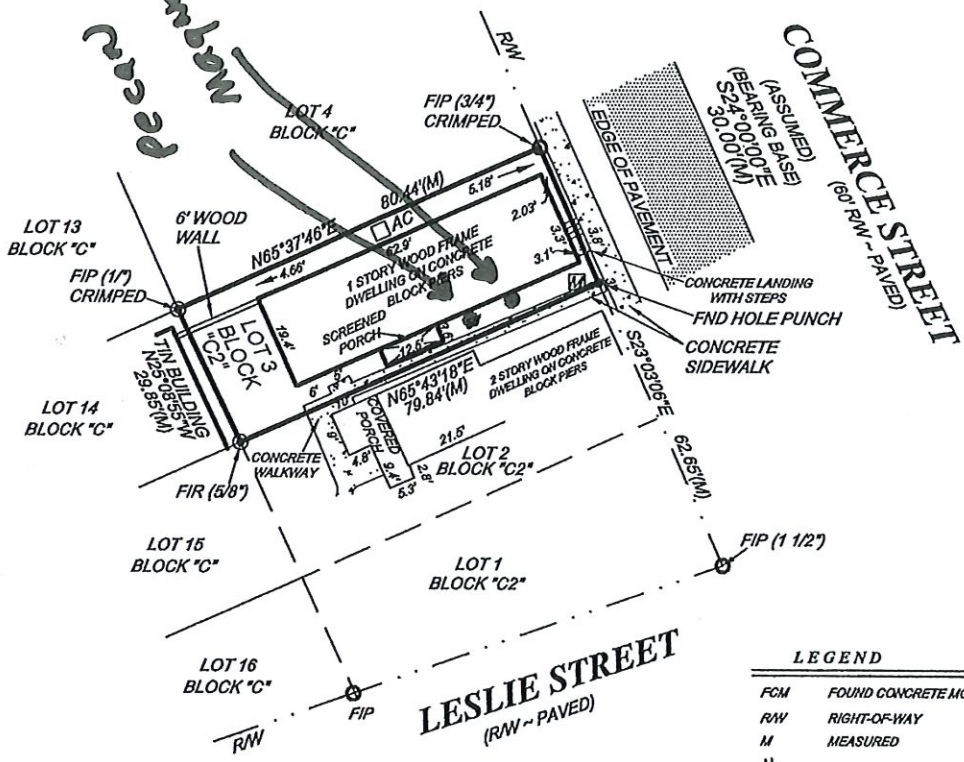
478

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 GORDON ADKINS and SANDRA D. ADKINS,
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



LEGAL DESCRIPTION:

Lot 3, Block "C2" of the CITY OF APALACHICOLA,
 as per map or plat in common use on file at the
 Clerk of the Circuit Court in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of Commerce Street having an assumed bearing of North 24 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

| | |
|------|-----------------------------------|
| FCM | FOUND CONCRETE MONUMENT |
| RW | RIGHT-OF-WAY |
| M | MEASURED |
| ⚡ | NOT TO SCALE |
| △ | POINT NOT SET OR FOUND |
| SIRC | SET (5/8") IRON ROD AND CAP #7160 |
| FIRC | FOUND (5/8") IRON ROD AND CAP |
| RP | RECORD PLAT |
| FND | FOUND |
| RND | ROUND |
| CM | CONCRETE MONUMENT |

FLOOD ZONE INFORMATION

Subject property is located in Zone AE (EL 13)
 as per Flood Insurance Rate Map Community Panel No: 120089
 0526 F index date: 02/05/14 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. 63-17.0511,052).

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

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

REVISED 12/13/17: ADDED NAME TO CERTIFICATION (BB)

| | | | |
|--|---|--|--|
| | Thurman Roddenberry & Associates, Inc. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-3338 FAX NUMBER: 850-962-1183 | | |
| | DATE: 11/17/17 FILE: 08048.DWG | DRAWN BY: MO DATE OF LAST FIELD WORK: 11/15/17 | NB.596 Pg.47 COUNTY: Franklin JOB NUMBER: 08-048 |

(865)

Concord + SANDRA Adkins
44 Commerce St.
Apalachicola FL 32320

WOOD WALL

N65°37'46"E
4.66'

Pecan

Magnolia

80.44'(M)

5.18'

2.03'

3.1'

3.3'

3.8'

AC

62.9'
1 STORY WOOD FRAME
CONCRETE

1 STORY WOOD FRAME
CONCRETE
DWELLING ON PIERS

SCREENED
PORCH

12.5'

N65°43'18"E
79.84'(M)

2 STORY WOOD FRAME
CONCRETE
DWELLING ON PIERS

LOT 3
BLOCK C2

19.4'

6' 5"

5'

21.5'

LOT 2
BLOCK C2

COVERED
PORCH

9'

4.8'

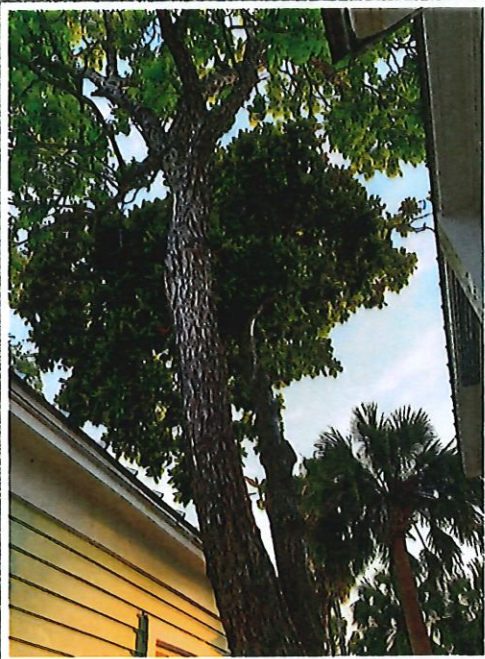
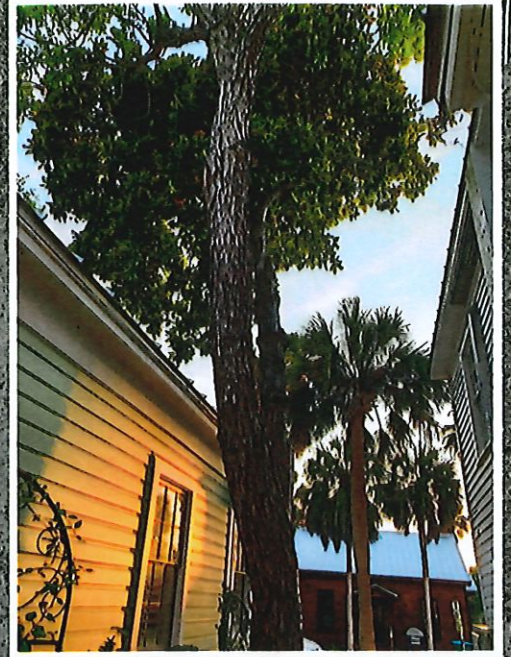
9.4'

CONCRETE
WALKWAY

BUILDING

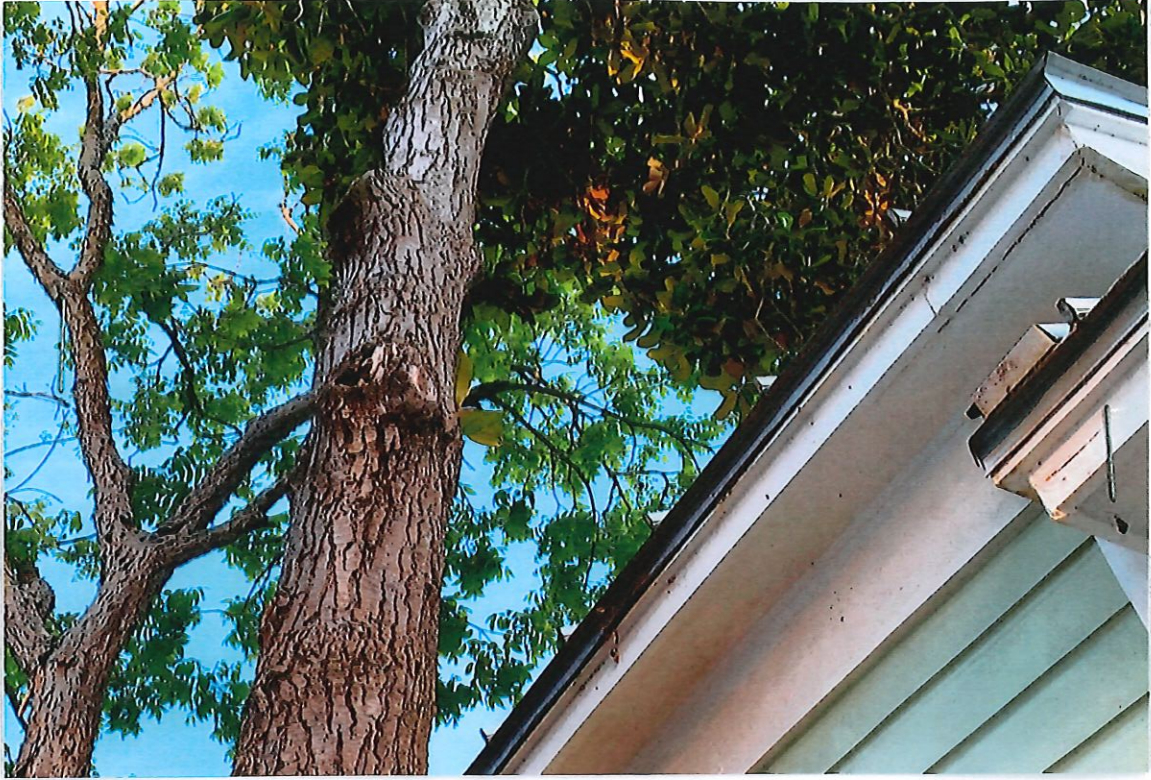
GORDON ADKINS & SANDRA ADKINS
44 Commerce Street
Apalachicola FL 32320

698



GORDON SANDRA ADKINS
44 Commerce St Apalachee Rd 32320

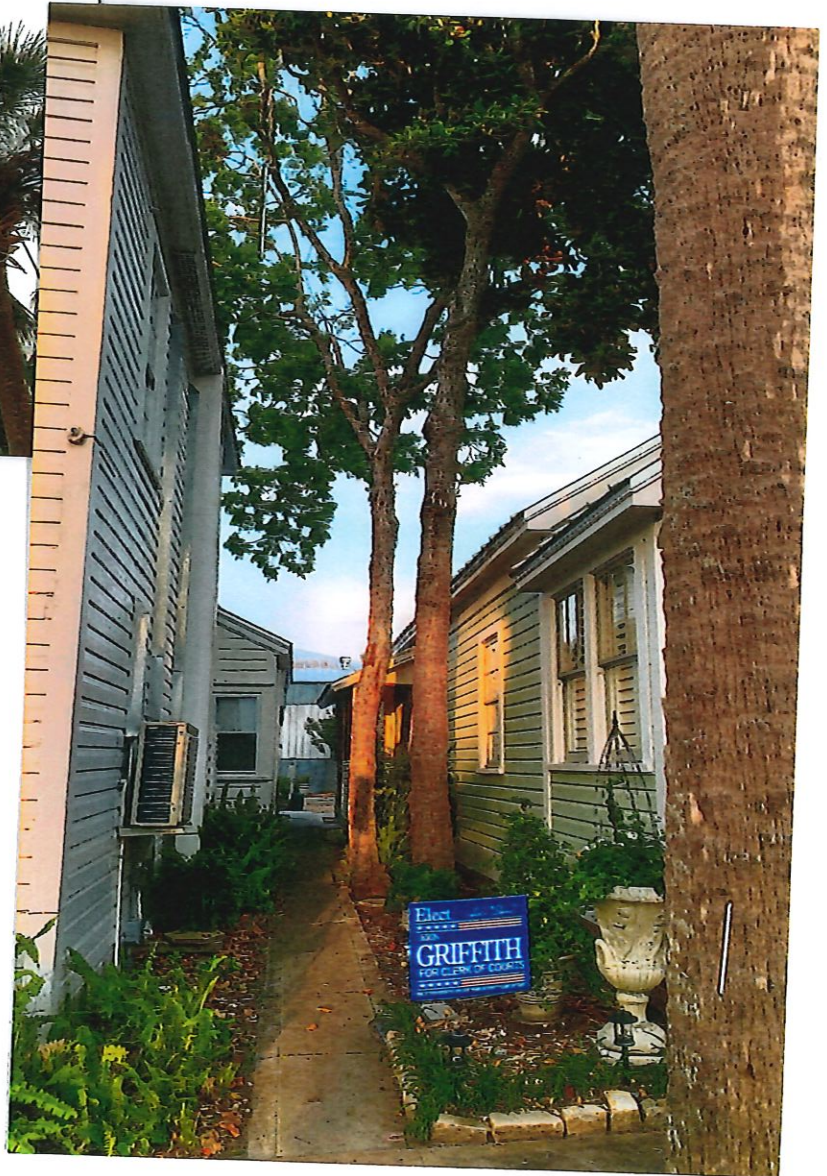
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Gordon + SANDRA AOKINS
44 Commerce St
Apalachicola FL 32320

818





EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: FRANCES COOK

ADDRESS: 1400 Liberty Midtown Drive Apt #132

CITY, STATE & ZIP CODE: Mt. Pleasant, SC PHONE # (h) 843-606-2016

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): 29464

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Kai Nelson

ADDRESS: 1974 Lighthouse Rd,

CITY, STATE & ZIP CODE: Carrabelle, FL PHONE # (c) 831-277-8508 (o) 850-405-6262

STATE LICENSE NUMBER: 32322 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 52 13th Street, Apalachicola, FL 32320

PROPOSED USE OF SITE: Fencing - 6ft tall, wood privacy fence

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

PROPERTY PARCEL ID # 01-095-08W-8330-0055-0040

LEGAL DESCRIPTION OF PROPERTY: BL 55 Lot 4 Apalachicola, FL

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 *fencing*
 Addition, Alteration or Renovation to building _____

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side _____
Cost of Construction \$ *2,200* _____ 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.

Frances L. Cook

Signature of Owner or Agent

Signature of Contractor

Date: *March 28, 2020*

Date: _____

Notary as to Owner or Agent

Notary as to Contractor

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



- Legend
-  Parcels
 -  Roads
 -  City Labels

| | | | | | |
|------------------|---------------------------|--------------|----------------------|---------------|----------------------------|
| Parcel ID | 01-09S-08W-8330-0055-0040 | Alternate ID | 08W09S01833000550040 | Owner Address | COOK FRANCES L |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAM | | 1400 LIBERTY MIDTOWN DR |
| Property Address | 52 13TH ST | Acreage | n/a | | APT 132 |
| | | | | | MT PLEASANT, SC 29464-3998 |

District 3
 Brief Tax Description BL 55 LOT 4

(Note: Not to be used on legal documents)

Date created: 5/6/2020
 Last Data Uploaded: 5/6/2020 7:42:00 AM

Developed by  Schneider
 GEOSPATIAL

80 feet long
 I was told you could only build the
 fences to the front edge of the
 house.



Severe Weather (Actual: 6-ft x 8-ft) Cypress Wood Fence Panel

Item #99305 Model #WF8264



Buy 15, Get 10% Off