CITY OF APALACHICOLA

PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, July 12, 2021
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

1. Approval of June 14, 2021 regular meeting minutes.

2. Review, Discussion, and Decision for **87 Ave D** – Minor Residential Development Order for site improvements including paver driveway and walkway on property and within City Right of Way. Owner: Charles Hart; Contractor: Jason White Construction.
   - 2.1. R-1 zoning district, within the historic district.
   - 2.2. Improvements onsite meet impervious area requirements.
   - 2.3. Entirety of Driveway is proposed within the right-of-way of Ave D.

3. Review, Discussion, and Decision for **56 23rd Ave** – 8 foot tall Fence. Owner: Tom Vieth; Contractor: Owner.
   - 3.1. R-2 zoning district, not in historic district.

Other/New Business:

Planning Department Changes – New contacts Gena Johnson and Kelly Simpson via email apalachicola@codesouth.com. Phone number forthcoming.

Outstanding/Unresolved Issues:

July Planning & Zoning Meeting

Agenda Item No. 1

June 2021 meeting minutes

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, June14th, 2021

Community Center/ City Hall -1 Bay Avenue

Agenda

Regular Meeting: 6:00 pm

Attendence: Al Ingle, Joe Taylor, Jim Bachrach, Elizabeth Milliken, Bobby Miller, Richard

Richard Dagenhart.

1. Approval of May 10th, 2021 regular meeting minutes.

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

2. Review, Discussion and Decision for Holiness Church Special Exception. **(Historic District) (R-1) @ 120 Ave I,** Block 72, Lots 6-7. For Holiness Church-Owner; Contractor: Warren Construction.

   Motion to Approve by Jim Bachrach; 2nd by Bobby Miller. Motion Carries.

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

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

4. Review, Discussion and Decision for Re-Plat. **(Historic District) (R-1) @ 54 15th,** Block 97, Lots 3-4. For Robert Oakes–Owner; N/A

   Motion to Approve by Jim Bachrach; 2nd by Bobby Miller. Motion Carries.

5. Review Discussion and Decision for Swimming Pool. **(Historic District) (R-1) @ 139 Bay Ave.** Block 46, Lots 1-5. For Thorpe McKenzie.-Owner; Contractor: Byrd's Construction

   Motion to Approve by Bobby Miller; 2nd by Jim Bachrach. Motion Carries

6. Review, Discussion and Decision for Driveway. **(Historic District) (R-1) @ 87 Ave D.** Block 23, Lot 9-10. For Charles Hart-Owner; Contractor: Jason White Construction

   Motion to Table by Jim Bachrach; 2nd by Elizabeth Milliken.

   Not clear; need more detail-calculations, pervious pavers?

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

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7. Review, Discussion and Decision for Shed. **(R-2) @ 180 Fred Meyer.** Block 246, Lots 10-15. For Johnny McLaurin -Owner; Contractor: Self

   Motion to Approve by Bobby Miller; 2nd by Joe Taylor. Motion Carries.

8. Review, Discussion and Decision for Detached Garage. **(Historic District) (O/R) @ 189 Ave E.** Block 99, Lots 1&2. For Phil Fuerschbach-Owner; Contractor: Self

   Motion to Approve by Jim Bachrach; 2nd by Joe Taylor. Motion Carries.

9. Review, Discussion and Decision for Mobile Home. **(R-3) @ Block 217, Lots 13 & 14.** For Michael Shuler -Owner; Contractor: Ironwood Homes

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

10. Review, Discussion and Decision for Mobile Home. **(Historic District) (R-3) @ Block 217, Lots 15 & 16.** For Michael Shuler; Contractor: Ironwood Homes

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

11. Review, Discussion and Decision for Decks & Fences. **(Historic District) (R-1) @ 228, 230, 232, 236 8th St.** Block 165. Glenn Coxwell-Owner; Contractor- Self.

    Motion to Approve by Jim Bachrach; 2nd by Joe Taylor. Motion Carries.

12. Review, Discussion and Decision for New Residence. **(Historic District) (R-1) @ Block 7, Lot 7.** For Neil/Catherine Carlton-Owner; Contractor-Construct Group SE

    Motion to Approve by Bobby Miller; 2nd by Joe Taylor.
    (Richard Dagenhart-opposed) Motion Carries.

13. Review, Discussion and Decision for New Residence. **(Historic District) (R-1) @ 72 13th St.** Block 86, Lot 3. For Dwight/Sheree Van Lierop-Owner; Contractor- America's Home Place

    Motion to Approve by Bobby Miller; 2nd by Elizabeth Milliken.
    (Richard Dagenhart-opposed) Motion Carries.

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

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Other/New Business:

Anita Grove Request: City Manager attend next Planning & Zoning Meeting to give Update regarding Right-of-Way use plans.

Motion for Sign Workshop regarding Lighting & Size by Bobby Miller; 2nd by Joe Taylor.

Dan Hartman will make request to City Commission.

Motion to Adjourn by Bobby Miller; 2nd by Jim Bachrach

Al Ingle, Chairman

July Planning & Zoning Meeting

Agenda Item No. 2

87 Ave D. Minor Residential DO

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Charles Hart
Address 87 Avenue D
City Apalachicola State FL Zip 32320
Phone (850) 296-4148

CONTRACTOR INFORMATION

Contractors Name: Jason White Construction
State License # _____ City License # _____
Email Address _____
Phone (850) 670-3500

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
- [X] Other: Landscape/ Driveway renovation

PROPERTY INFORMATION:

Street Address: 87 Avenue D City & State Apalachicola FL Zip 32320

[X] Historic District [ ] Non-Historic District Zoning District _____

Parcel #: 01-09S-08W-8330-0023-0090 Block(s) 23 Lot(s) 9-10

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

_____
Chairperson, Apalachicola Planning & Zoning Board

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

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

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

See included site Plan by Frank Douglas of Tallahassee Nurseries.
Sitework to be done by Jason White Construction.
Paver work to be done by Fred Baab (B+B Pavers)

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

CERTIFICATION

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

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

2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.

5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.

6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.

7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.

8. I/We understand that a Certificates 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.

5/15/2021
DATE

SIGNATURE OF APPLICANT

CITY OF APALACHICOLA
APALACHICOLA, FLORIDA

47339

Date 5.17 20 21

Received From CHARLES HART

ONE HUNDRED TWENTY FIVE Dollars ☐ Cash ☒ Check ☐ M.O.

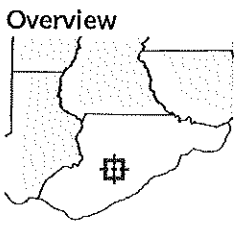
For TREE REMOVAL APPLICATION

CITY OF APALACHICOLA

THANK YOU!

#1990 By JOE R.

qPublic.net™ Franklin County, FL



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0023-0090	**Alternate ID**	08W09S01833000230090	**Owner Address**	HART CHARLES S
Sec/Twp/Rng	1-9S-8W	**Class**	SINGLE FAM		235 COURTSIDE DRIVE
Property Address	87 AVE D	**Acreage**	n/a		BIRMINGHAM, AL 35242
	APALACHICOLA				
District	3				
Brief Tax Description	BLOCK 23 LOTS 9-10				
	(Note: Not to be used on legal documents)				

Date created: 5/21/2021
Last Data Uploaded: 5/21/2021 7:42:50 AM

Developed by Schneider GEOSPATIAL

qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID	01-09S-08W-8330-0023-0090
Location Address	87 AVE D APALACHICOLA 32320
Brief Tax Description*	BLOCK 23 LOTS 9-10 CITY OF APALACHICOLA ORB 246/129 ORB 320/59 1007/139 1263/287 *The Description above is not to be used on legal documents.
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	1-9S-8W
Tax District	Apalachicola (District 3)
Millage Rate	20.2323
Acreage	0.000
Homestead	N

View Map

Owner Information

Primary Owner
Hart Charles S
235 Courtside Drive
Birmingham, AL 35242

Land Information

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

Residential Buildings

Building 1

Type	HISTORICAL
Total Area	2,782
Heated Area	2,402
Exterior Walls	WD FR STUC; WD FR STUC
Roof Cover	TIN ROOF
Interior Walls	DRYWALL; CUST PANEL
Frame Type	WOOD FRAME
Floor Cover	CLAY TILE
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	2
Bedrooms	3
Stories	1
Effective Year Built	1960

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0610	SHED WD	1	0 x 0 x 0	168	SF	2013
0080	DECK	1	0 x 0 x 0	200	SF	1995
0320	CONCRETE	1	0 x 0 x 0	150	UT	0
0580	BRICK WALK	1	0 x 0 x 0	602	SF	1995
	WOOD FENCE	1	0 x 0 x 0	960	UT	1995
	STEPS	1	0 x 0 x 0	40	UT	1995
	STORAGE	1	0 x 0 x 0	96	UT	1995

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/17/2020	$495,000	WD	1263	287	Qualified (Q)	Improved	VOGT	HART
N	03/10/2010	$250,000	WD	1007	139	Qualified (Q)	Improved	PIERCE	VOGT
N	06/15/1990	$43,350	WD	320	59	Qualified (Q)	Improved	MEYER	PIERCE

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	$133,623	$133,623	$133,623	$133,623	$133,623
Extra Features Value	$10,048	$10,048	$10,048	$10,048	$10,048
Land Value	$120,000	$120,000	$76,200	$84,000	$72,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$263,671**	**$263,671**	**$219,871**	**$227,671**	**$215,671**
Assessed Value	$263,671	$263,671	$217,461	$212,988	$208,607
Exempt Value	$0	$0	$50,000	$50,000	$50,000
Taxable Value	$263,671	$263,671	$167,461	$162,988	$158,607
Maximum Save Our Homes Portability	$0	$0	$2,410	$14,683	$7,064

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

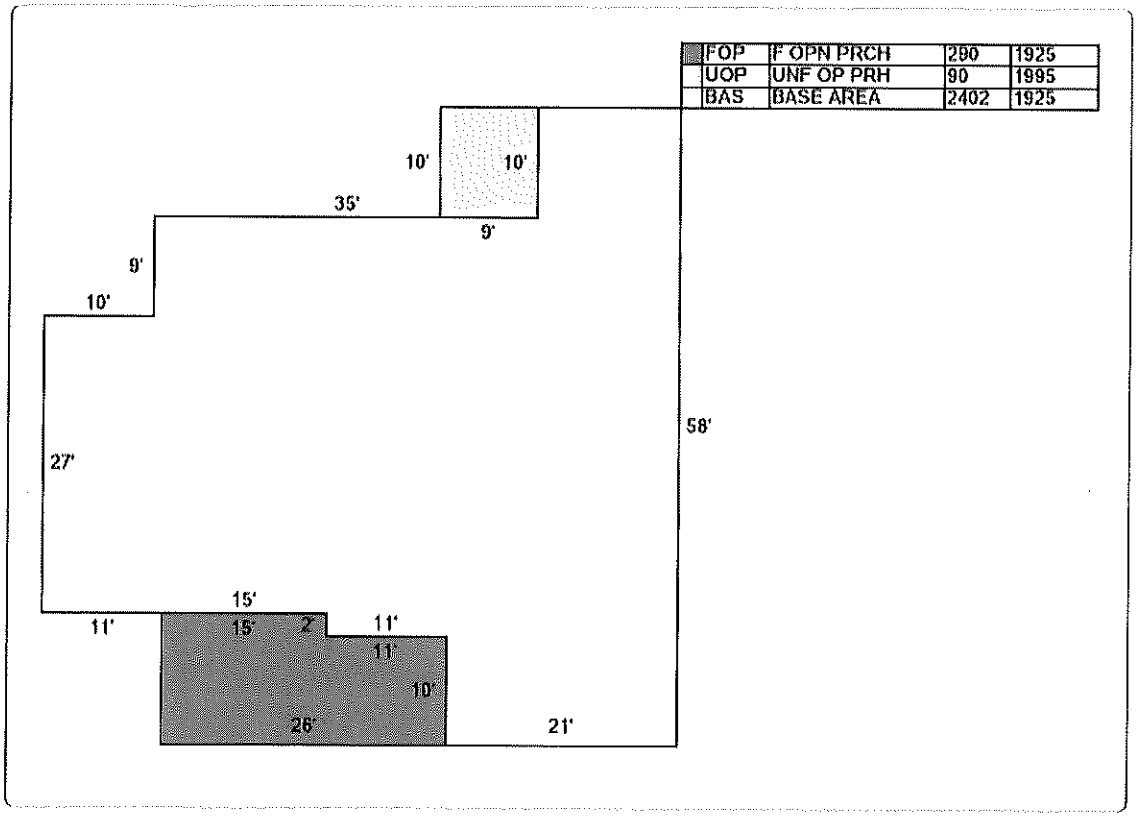
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/21/2021, 7:42:50 AM

Version 2.3.121

PLANT KEY

ABBR	PLANT NAME	QTY	SIZE	SPACING
AG	Agapanthus Lily	36	1gal	2'o.c.
ASP	Aspidistra 'Cast Iron'	35	1/5 clumps	2'o.c.
BW	Boxwood, Japanese	4	3GT, 3&5	as shown
CT	Chinese Fringe Tree	1	30 gal	as shown
COON	Coontie Palm	5	5 gal	3'o.c.
CSS	Camellia 'Shi-Shi Gashira'	34	3 gal	3'o.c.
FLA	Florida Anise	5	7 gal	4'o.c.
HF	Holly Fern	11	1 gal	3'o.c.
LEG	Liriope 'Emerald Goddess'	150	1 gal	2'o.c.
LOVD	Lomandra 'Katrinus Deluxe'	32	1 gal	2'o.c.
LOQ	Loquat Tree	1	3 gal	6'o.c.
LPT	Ligustrum Patio Tree	3	45 gal	as shown
MAG	Magnolia TDD Bloomstruck	20	100 gal	as shown
MBH	Majestic Beauty Indian Hawthorn	10	7 gal	5'o.c.
PFA	Purple Formosa Azalea	16	3 gal	3'o.c.
VSB	Viburnum 'Spring Bouquet'	9	7 gal	6'o.c.

LANDSCAPE PLAN

SCALE: 1" = 10'

NOTES

- ● DENOTES EXISTING TREE / PALM
- X DENOTES TREE/PALM TO BE REMOVED

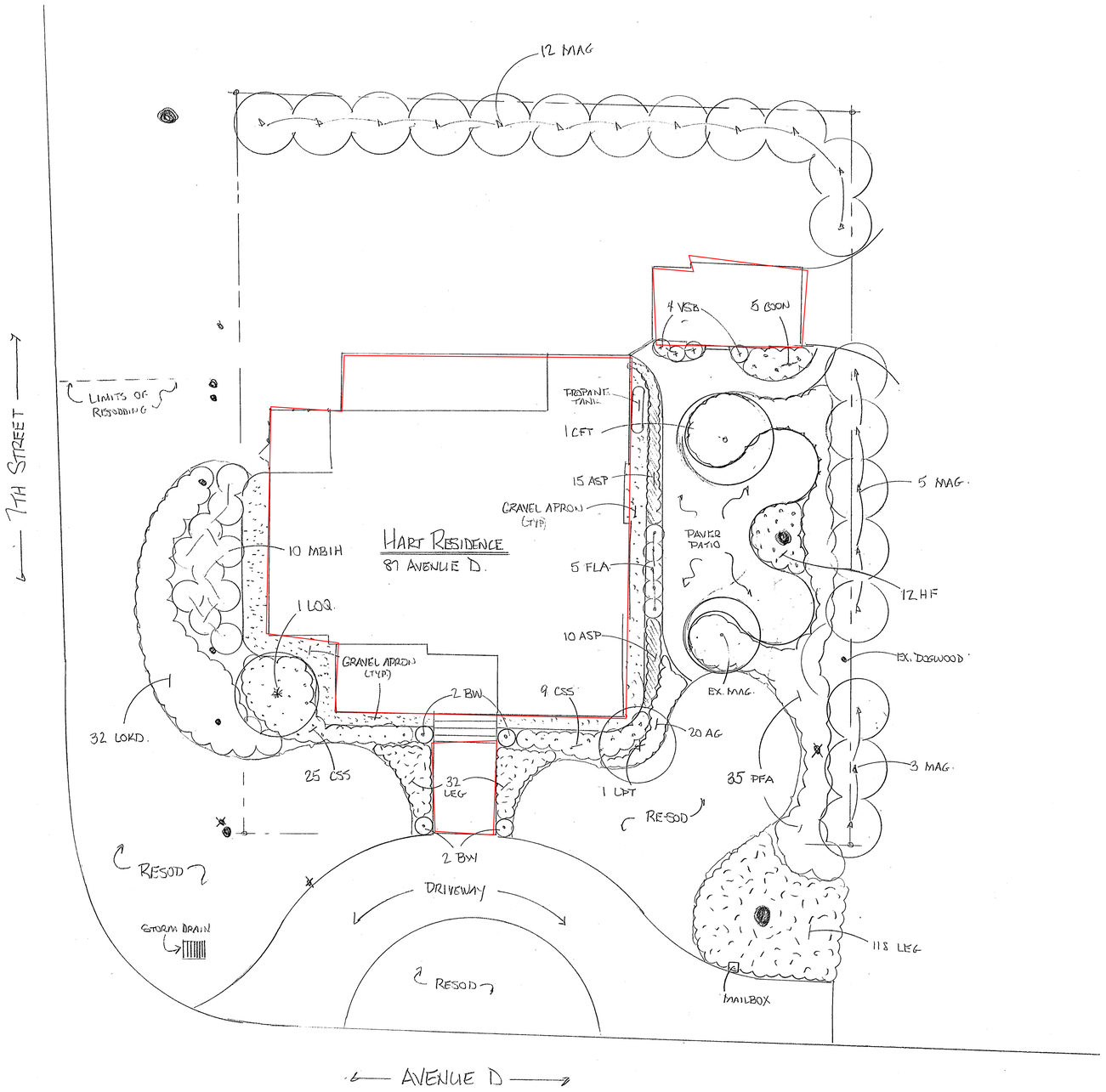
Tallahassee Nurseries
2911 Thomasville Road, Tallahassee, Fl 32308 (850) 385-8190

CHARLES HART
91 AVENUE D
APALACHICOLA, FL 32320

Existing House = 3,246 SF
Existing Accessory Structures = 619 SF
Existing Concrete and Brick = 752 SF
Proposed Sidewalk = 152 SF
Total Impervious = 4,769 SF
Lot area = 12,000 SF
Proposed % Impervious = 39.74
Allowed % Impervious = 40

PLANT KEY

ABBR	PLANT NAME	QTY	SIZE	SPACING
AG	Agapanthus Lily	30	1 gal	2' o.c.
ASP	Aspidistra 'Cast Iron'	25	t/s clumps	2' o.c.
BW	Boxwood, Japanese	4	30", b&b	as shown
CFT	Chinese Fringe Tree	1	30 gal	as shown
COON	Coontie Palm	5	3 gal	3' o.c.
CSS	Camellia 'Shi-Shi Gashira'	34	3 gal	3' o.c.
FLA	Florida Anise	5	7 gal	4' o.c.
HF	Holly Fern	~~12~~	1 gal	3' o.c.
LEG	Liriope 'Emerald Goddess'	150	1 gal	2' o.c.
LOKD	Lomandra 'Katrinus Deluxe'	32	3 gal	4' o.c.
LOQ	Loquat Tree	1	30 gal	as shown
LPT	Ligustrum Patio Tree	1	45 gal	as shown
MAG	Magnolia 'DD Blanchard'	20	100 gal	as shown
MBIH	Majestic Beauty Indian Hawthorn	10	7 gal	5' o.c.
PFA	Purple Formosa Azalea	~~37~~ 35	3 gal	5' o.c.
VSB	Viburnum 'Spring Bouquet'	4	7 gal	4' o.c.



LANDSCAPE PLAN

SCALE : 1" = 10'

NOTES

- DENOTES EXISTING TREE / PALM
- DENOTES TREE / PALM TO BE REMOVED

SEAL

Florida Chapter of Certified Landscape Professionals — We Know What Grows — Landscape Designer

CHARLES HART
87 AVENUE D
APALACHICOLA, FL. 32320

Tallahassee Nurseries
2911 Thomasville Road, Tallahassee, Fl 32308 (850) 385-8190

Designer	FAD
Date	4-19-21
Scale	1" = 10'
Job Number	HART
North	

July Planning & Zoning Meeting

Agenda Item No. 3

56 23rd Ave Fence

TAMMY OWENS
BUILDING 653-1522
MAIN # * 653 9319
FENCE:
CODE JOE 653 8222
EMAIL JRICHEY@CITYOF APALACHICOLA.COM

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

DATE: 6-28-21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: TOM VIETH Email: TOMVIETH.BUILD@YAHOO.COM

ADDRESS: 335 STILLWATER LANE

CITY, STATE & ZIP CODE: HAVANA, FL., 32333 PHONE # 850 545 9037

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

ADDRESS: - -

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____ Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 56 23RD AVE APALACHICOLA FL. 32320

PURPOSE OF PERMIT: NEW 8' TALL WOOD FENCE

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

PROPERTY PARCEL ID # 01-09S-08W-8330-0266-0140

LEGAL DESCRIPTION OF PROPERTY: LOT 14 & 15 BLOCK 266

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____
MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

___Single Family ___Townhouse ___Commercial ___Industrial ___Shed

___Multi-Family ___Swimming Pool ___Roof ___Sign ___Pole Barn

___Temp Pole ___Demolition ✓Other 8' TALL WOOD FENCE 75' LONG

___Addition, Alteration or Renovation to building._____

Distance from property lines: Front _____ Rear _____ L. Side _____
R. Side_____
Cost of Construction $ 1,000 Square Footage _____
EPI _____ Flood Zone _____ Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof _____ Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

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

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

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

Signature of **Owner** or Agent Date 6/28/21

Signature of **Contractor** Date

Notary as to Owner or Agent
Date: 6/28/21

Notary as to Contractor
Date: _____

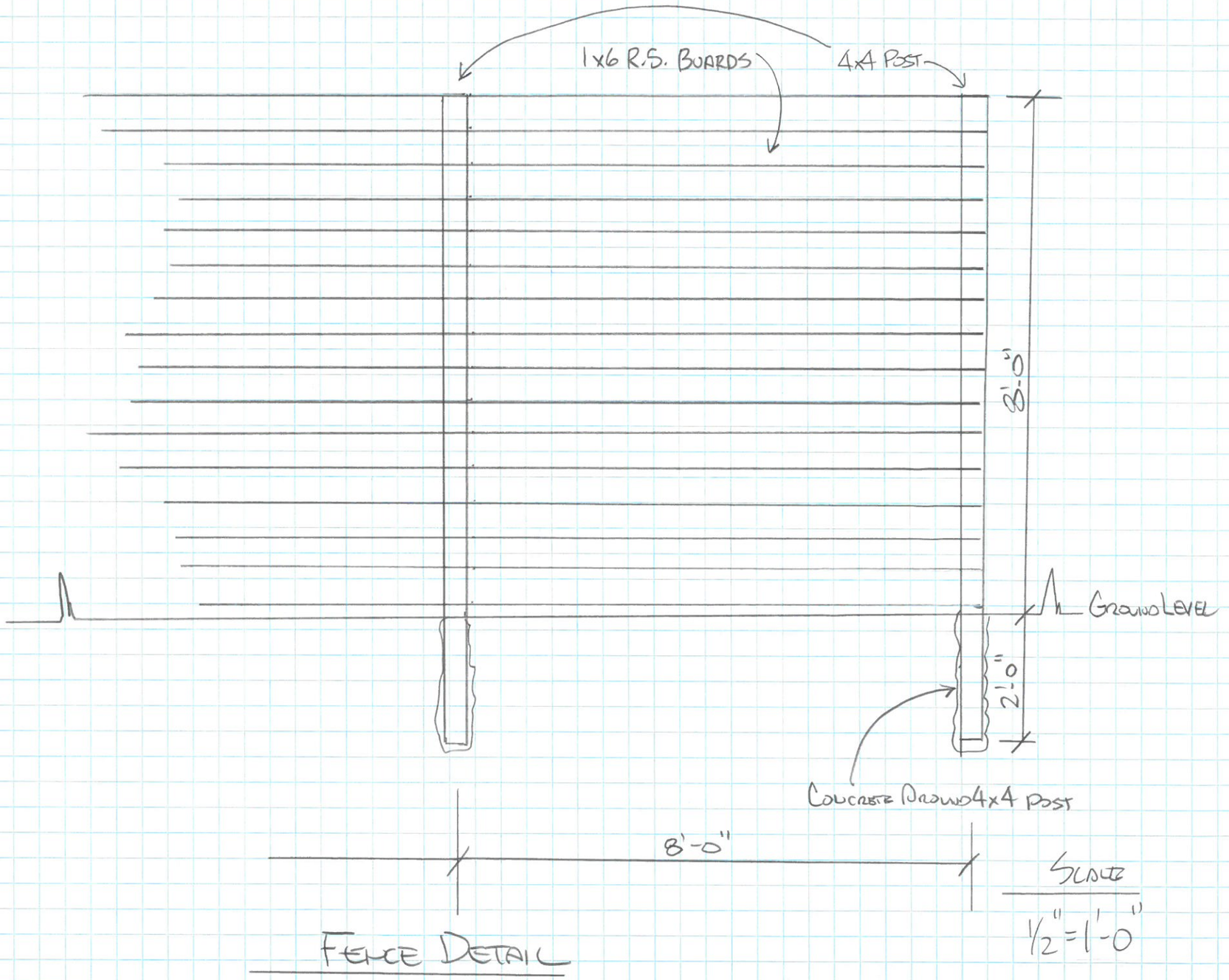
My Commission expires: 12/5/21

My Commission expires: _____

APPLICATION APPROVED BY: _____ **BUILDING OFFICIAL.**

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

SHANNON SUMMERLIN
MY COMMISSION # GG 133628
EXPIRES: December 5, 2021
Bonded Thru Notary Public Underwriters



SCALE
1/2" = 1'-0"

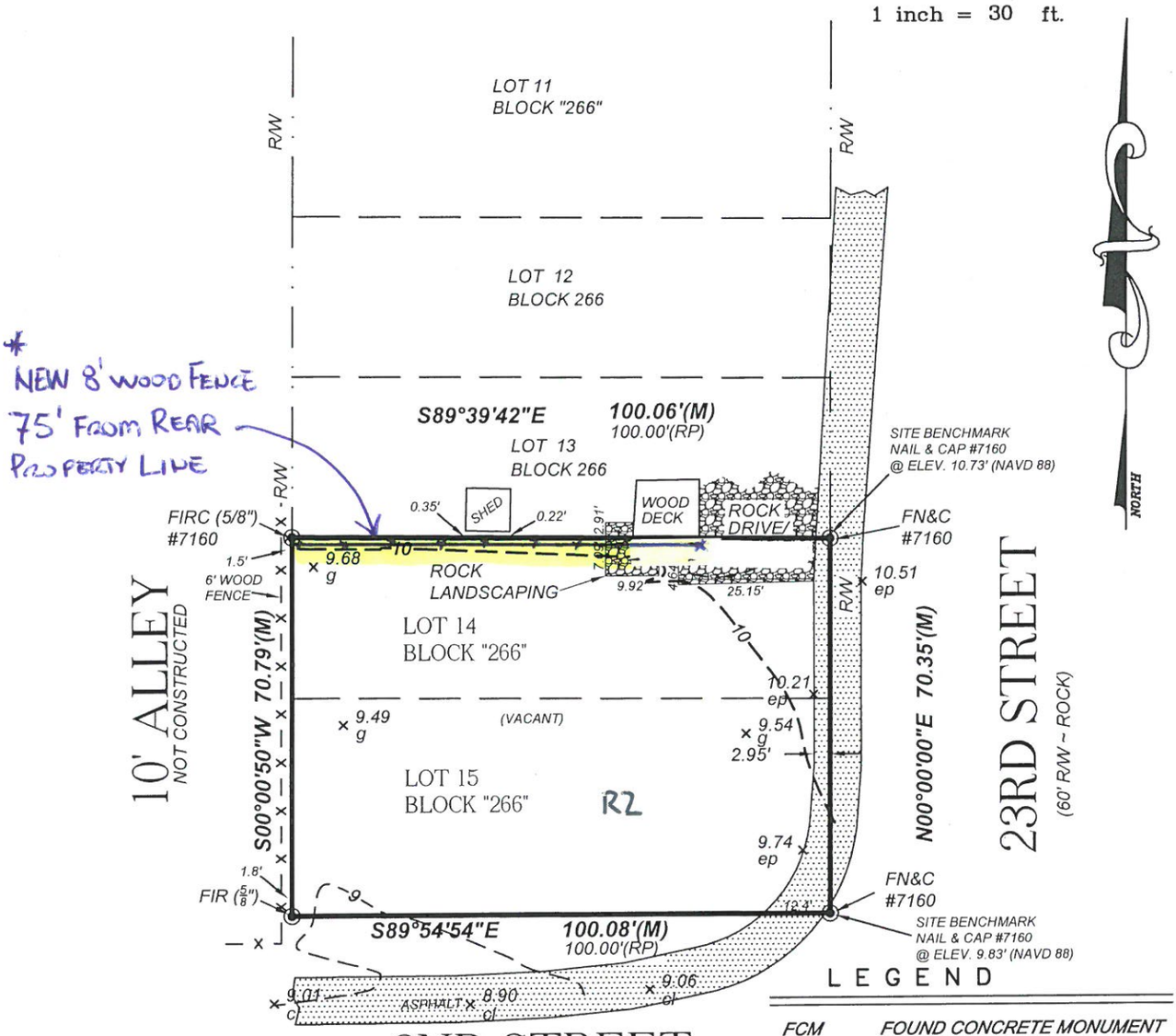
FENCE DETAIL

PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:
TOM VIETH - VIETH CONSTRUCTION

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.



LEGAL DESCRIPTION:

Lots 14 and 15, Block "266" of THE CITY OF APALACHICOLA, a subdivision as per map or plat on file at the Clerk of the Circuit Office in Franklin County, Florida.

LEGEND

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

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor. Previous survey performed by this firm (Job #98-042 Dated 04/06/09)
2. BEARING REFERENCE: Northerly boundary of subject parcel having as assumed bearing of South 89 degrees 39 mintues 42 seconds East
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.
7. Elevation shown hereon were established by NAVD 88 Datum.

REVISED 06/12/17; TOPOGRAPHICAL SURVEY

FLOOD ZONE INFORMATION:

Subject property is located in Zone "AE" (EL 12) s per Flood Insurance Rate Map Community Panel No: 120088 0509F index date: February 5, 2014, Franklin County, Florida.

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

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

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

THURMAN RODDENBERRY & ASSOCIATES, INC
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LB * 7160

DATE: 07/01/16	DRAWN BY: MMD	N.B. 539 pg 51	COUNTY: Franklin
FILE: 98042.DWG	DATE OF LAST FIELD WORK: 06/09/17	JOB NUMBER: 98-042	