



February 14, 2022

P&Z AGENDA PACKET

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

Regular Meeting: 6:00 pm

1. Approval of Jan.10th, 2022 regular meeting & workshop minutes.
2. Review, Discussion and Decision for Review for two Mobile Homes. **(R-3) @ 194 25th Ave.**
Block 240, Lots 4-7. For C. Juan-Owner; Contractor: tbd
3. Review, Discussion and Decision for Mobile Home. **(R-3) @ 196 25th Ave. & Bobby Cato,**
Block 240, Lots 1-3 For T. Juan-Owner; Contractor: tbd
4. Review, Discussion and Decision for Driveway & Walkways. **(Historic District) (R-1) @ 173
Ave C.** Block 96, Lots 1-2. For A. Reuter-Owner; Contractor Sam & Liz Berkheizer
5. Review, Discussion and Decision for Pole Barn. **(R-2) @ 235 Prado St.,** Block 1, Lots 19-20.
For B. Williams--Owner; Contractor: Tbd
6. Review, Discussion and Decision for Pole Barn. **(Historic District) (R-1) @ 226 9th St.,**
Block 162, Lots 2-3. For J. Gedmin-Owner; Contractor: Tbd
7. Review, Discussion and Decision for Porch Addition. **(R-2) @ 170 20th Ave.** Block 246, Lots
1-3. For P. Martina-Owner; Contractor: Tbd
8. Review, Discussion and Decision for Replace Shed/Garage. **(Historic District) (O/R) @ 105
11th St.** Block 75, Lot 9-10. For B. Lashley--Owner; Contractor: tbd

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
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9. Review, Discussion and Decision for New Single-Family Home. **(Historic District) (R-1) @ 194/196 10th St.** Block 157, Lots 3-4. For A. Rauscher–Owner; Contractor: Construct Group SE

Other/New Business: **-New Code Enforcement Officer Introduction – Angela Creamer**

-Sign Workshop continuation scheduled for March 14, 2022

Outstanding/Unresolved Issues:



January 10, 2022

Agenda Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, January 10^h, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Workshop-Signs: 5:00 pm Attendance: Al Ingle, Elizabeth Milliken, Bobby Miller, Joe Taylor

Proposal of 24sf maximum size or 2% of building size; whichever is larger unanimously accepted.

-2% of building wall facing street(s) at Landlord's discretion for division of tenant signage area(s).

Continuation of Sign Workshop with emphasis on Lighting: March 14, 2022

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Jim Bachrach, Elizabeth Milliken, Bobby Miller, Chase Galloway.

1. Approval of Dec.13th, 2021 regular meeting minutes.

Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor-Motion carries.

2. Review, Discussion and Decision for Fish House Shed. **(R-1) @ 27 Myrtle Ave**, Block 8, Lot 16. For A. Ingle-Owner; Contractor: Self.

Al Ingle recuses self; Joe Taylor-gavel.

Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor-Motion carries.

3. Review, Discussion and Decision for Deck. **(Historic District) (C-1) @ 45 Commerce St.**, Block C-1, Lot 13/14. For D. Hoover-Owner; Contractor: Self

Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor-Motion carries.

4. Review, Discussion and Decision for Exterior Stairs. **(Historic District) (C-1) @ 268 Water St.**, Block G-1, Lot 6. For M. Moore-Owner; Contractor: Tbd

Motion to approve contingent legally combining rear lot to achieve sufficient permeable area by Jim Bachrach; 2nd by Bobby Miller. All in favor-Motion carries.

CITY OF APALACHICOLA
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5. Review, Discussion and Decision for Lean-to Cover. **(R-2) @ 109 Bay Colony Way**, Bay Colony Subdivision. For J. Dempster-Owner; Contractor: Self

Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor-Motion carries.

6. Review, Discussion and Decision for two Mobile Homes. **(R-3) @ 194 25th Ave.** Block 240, Lots 4-7. For C. Juan-Owner; Contractor: tbd

Motion to Table (No representation) by Jim Bachrach-; 2nd by Elizabeth Milliken. All in favor-Motion carries.

7. Review, Discussion and Decision for two Mobile Homes. **(R-3) @ 25th Ave. & Bobby Cato**, Block 240, Lots 1-3 For T. Juan-Owner; Contractor: tbd

Motion to Table (No representation) by Jim Bachrach-; 2nd by Elizabeth Milliken. All in favor-Motion carries.

8. Review, Discussion and Decision for New Home, Carport, Pool, Storage. **(R-2) @ 249 Prado.** Block 1, Lot 11&12. For M. Dorward-Owner; Contractor: Clays Constr. & Dev.

Motion to approve by Jim Bachrach-; 2nd by Chase Galloway. All in favor-Motion carries.

9. Review, Discussion and Decision for Privacy Fence. **(Historic District) (O/R) @ 114&116 10th St.** Block 75, Lot 4. For White Sands Investments–Owner; Contractor: tbd

Motion to approve by Bobby Miller-; 2nd by Jim Bachrach. All in favor-Motion carries.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
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10. Review, Discussion and Decision for Gibson Inn Extension. **(Historic District) (C-1) @ 51 Ave C.** Block 1, Lots 1-8. For S. Etchen.–Owner; Contractor: Coastal ICF Construction

Discussion:

- Impermeable area calculation for entire Block/parcel computed by Thurman Roddenberry & Associates; same as calculation presented at the May 10, 2021 P&Z meeting; site plan has not changed.
- Two owners/two parcels need to be brought into one owner/one parcel.
- Two additional lots across street will be provided for parking
- New Parking Rules will apply
- Parking Plan will be completed and submitted prior to issuance of Building Permit
- Stormwater/Retention Plan will be completed by Civil Engineer and submitted prior to issuance of Building Permit
- Ground level/Lower Story will be entirely Commercial Space with no renting of rooms for transient/sleeping areas
- Cupola removed to adhere to city height limitation

Decision:

Motion to approve by Jim Bachrach based on adherence to comments above presented in discussion; 2nd by Bobby Miller. All in favor- Motion carries.

Other/New Business: Sign Workshop continuation scheduled for March 14, 2022

Outstanding/Unresolved Issues: Non-Compliant Signage-New Code Enforcement Officer will address.

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

Chairman, Al Ingle



194 25th Ave – Mobile Homes

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

DATE: 12-3-21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Carmen Juan Email: _____

ADDRESS: 237 Rex Buzzett St.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-7374

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: TBD Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 194 25th Street, Apalachicola, FL 32320

PURPOSE OF PERMIT: _____

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?

YES NO

PROPERTY PARCEL ID # 01-095-08W-8330-0240-0040

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

Distance from property lines: Front 15 ft Rear 25 ft L. Side 7.5 ft
 R. Side 7.5 ft
 Cost of Construction \$ 195,000 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 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.

X Carmel Diego 2-3-21
 Signature of Owner or Agent Date

 Signature of Contractor Date

 Notary as to Owner or Agent
 Date: _____

 Notary as to Contractor
 Date: _____

My Commission expires: _____

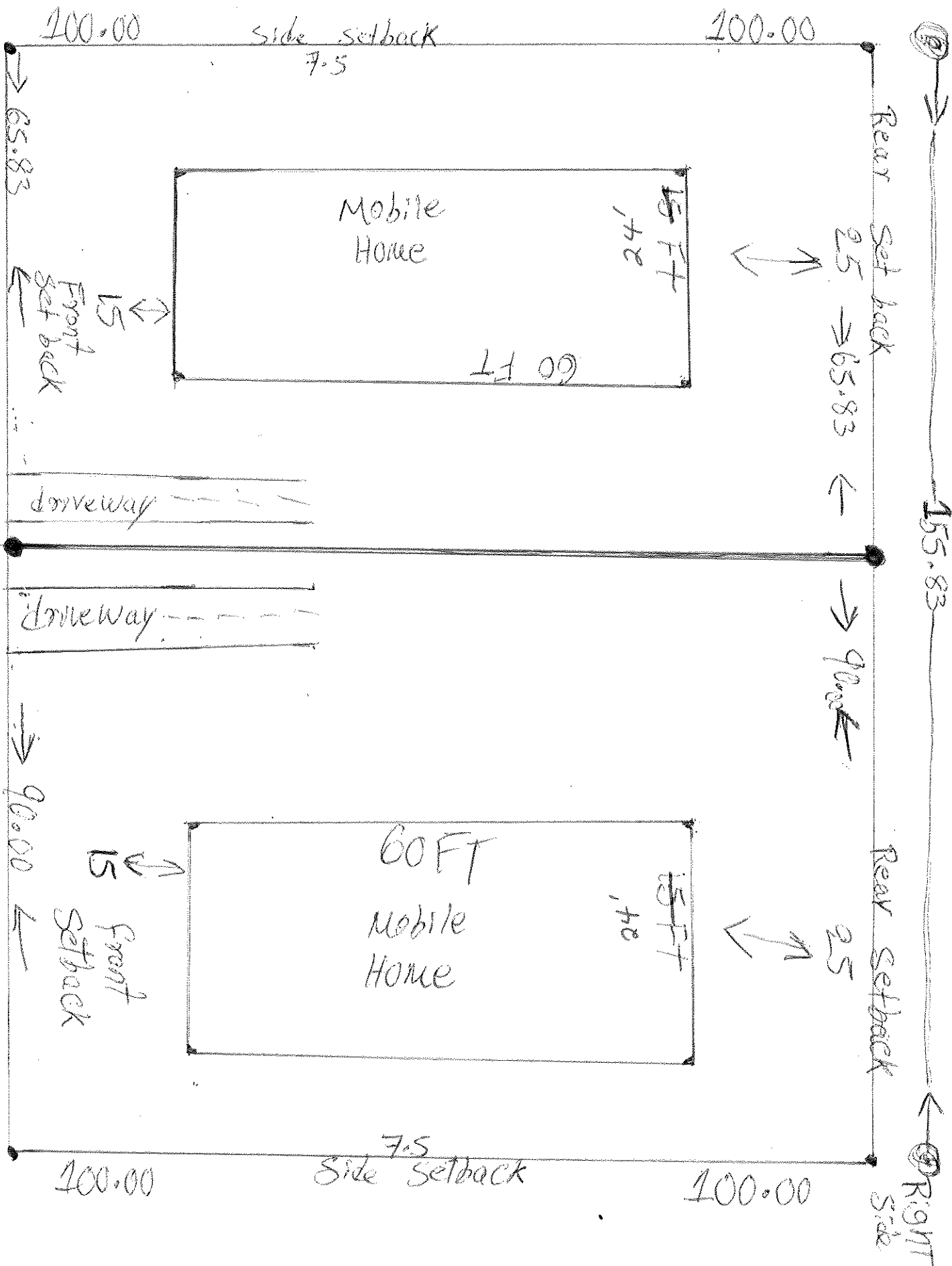
My Commission expires: _____

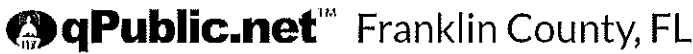
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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

Carmel Diego

Left Side





Parcel Summary

Parcel ID 01-09S-08W-8330-0240-0040
 Location Address 194 25TH AVE
 APALACHICOLA 32320
 Brief Tax Description* BL 240 LOTS 4 THRU 7 INC 896/607 1305/114 1309/588 1313/612
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.2323
 Acreage 0.000
 Homestead N

*lots 160x100 = 16,000 SF
 x 40%
 mobile Home 24x60' = 1440 each → (2400 SF Impermeable Allowance) - each lot
 oh ✓*

[View Map](#)

Owner Information

Primary Owner
Escobar Carmen
 Escobar Leslie Johanna
 As Joint Tenants W/R/O/S
 213 11th Street
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	120.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/15/2021	\$30,000	WD	1313	612	Qualified (Q)	Vacant	THOMPSON	ESCOBAR
N	06/18/2021	\$40,000	WD	1305	114	Qualified (Q)	Vacant	TARANTO	THOMPSON

Valuation

	2021 Certified
Building Value	\$0
Extra Features Value	\$0
Land Value	\$14,220
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$14,220
Assessed Value	\$14,220
Exempt Value	\$0
Taxable Value	\$14,220
Maximum Save Our Homes Portability	\$0

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

TRIM Notice 2021

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

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, TRIM Notice 2020, TRIM Notice 2019, Sketches.

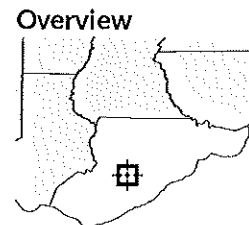
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 1/3/2022, 10:18:32 AM

Version 2.3.168



Legend

- Parcels
- Roads
- City Labels

100' x ~120'



Parcel ID	01-09S-08W-8330-0240-0040	Alternate ID	08W09S01833002400040	Owner Address	ESCOBAR CARMEN ESCOBAR LESLIE JOHANNA AS JOINT TENANTS W/R/O/S 213 11TH STREET APALACHICOLA, FL 32320
Sec/Twp/Rng	1-9S-8W	Class	VACANT		
Property Address	194 25TH AVE APALACHICOLA	Acreage	n/a		
District	3				
Brief Tax Description	BL 240 LOTS 4 THRU 7 INC (Note: Not to be used on legal documents)				

Date created: 1/3/2022
Last Data Uploaded: 1/3/2022 10:18:32 AM

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 12-3-21

PERMIT #: _____

NAME: Carmen Diego
MAILING ADDRESS: 237 Rex Buzzett St. CITY/STATE/ZIP: Apalachicola FL 32320
PHONE: 850-633-7374

STREET ADDRESS: TAD 25th Ave, Apalachicola, FL 32320
LEGAL DESCRIPTION: _____
PARCEL I.D.#: 01-095-08W-8330-0240-0040

DESCRIBE DEVELOPMENT: _____

RESIDENTIAL: _____ COMMERCIAL: _____ NEW STRUCTURE: _____ SUBSTANTIAL IMPROVEMENT: _____

FLOOD ZONE INFORMATION:

PANEL NO.: _____ FIRM ZONE: _____ REF: _____ GRADE ELEVATION: _____

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

SQUARE FEET OF ENCLOSURE BELOW REF: _____ (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

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

STREET ADDRESS: TAD 25th Ave Apalachicola FL 32320 PARCEL I.D.# 01-095-08W-8330-0240-0040
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

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

x Carmen Diego Swan
Signature of owner or developer

12-3-21
Date



25thAve & Bobby Cato – Mobile Homes

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

(NON) HISTORIC DISTRICT ONLY.

Official Use Only
 Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner: <u>Tomas Juan</u>	Contractors Name: <u>TBD</u>
Address: <u>237 Rex Buzzett</u>	State License # _____ City License # _____
City: _____ State: <u>25th Ave</u> Zip: _____	Email Address _____
Phone: (____) <u>653-7374</u>	Phone: (____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

<input type="checkbox"/> New Construction	<input type="checkbox"/> Fence
<input type="checkbox"/> Addition	<input type="checkbox"/> Repair (Extensive)
<input type="checkbox"/> Alteration/Renovation	<input type="checkbox"/> Variance
<input type="checkbox"/> Relocation	<input type="checkbox"/> Other: <u>Mobile Home</u>
<input type="checkbox"/> Demolition	

PROPERTY INFORMATION:

Street Address: 196-25th + Bobby Cato City & State _____ Zip _____

Historic District Non-Historic District Zoning District: R-3

Parcel #: _____ Block(s) 240 Lot(s) 1-3

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, EPCB.

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



Parcel Summary

Parcel ID 01-09S-08W-8330-0240-0010
 Location Address 32320
 Brief Tax Description* BL 240 LOTS 1 THRU 3 INC 896/607 1305/114 1306/112
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 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
Brown Creighton T & Hollis C
 400 Bobby Cato Street
 Apalachicola, FL 32320

90 X 100'

Land Information

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

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/28/2021	\$15,000	WD	1306	112	Qualified (Q)	Vacant	TARANTO/TARANTO	BROWN/BROWN
N	04/26/2006	\$100	WD	896	607	Unqualified (U)	Vacant	TARANTO	TARANTO

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$10,665	\$27,000	\$27,000	\$20,250	\$20,250
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$10,665	\$27,000	\$27,000	\$20,250	\$20,250
Assessed Value	\$10,665	\$24,503	\$22,275	\$20,250	\$20,250
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$10,665	\$24,503	\$22,275	\$20,250	\$20,250
Maximum Save Our Homes Portability	\$0	\$2,497	\$4,725	\$0	\$0

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

TRIM Notice 2021

2021 TRIM Notice (PDF)

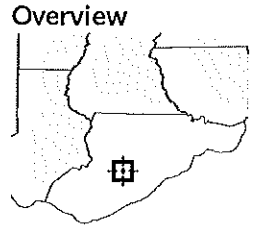
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

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



Legend

- Parcels
- Roads
- City Labels

← 100' →
X
~90' ↑↓

120

Parcel ID	01-09S-08W-8330-0240-0010	Alternate ID	08W09S01833002400010	Owner Address	BROWN CREIGHTON T & HOLLIS C
Sec/Twp/Rng	1-9S-8W	Class	VACANT		400 BOBBY CATO STREET
Property Address		Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 240 LOTS 1 THRU 3 INC (Note: Not to be used on legal documents)				

Date created: 1/3/2022
Last Data Uploaded: 1/3/2022 10:18:32 AM

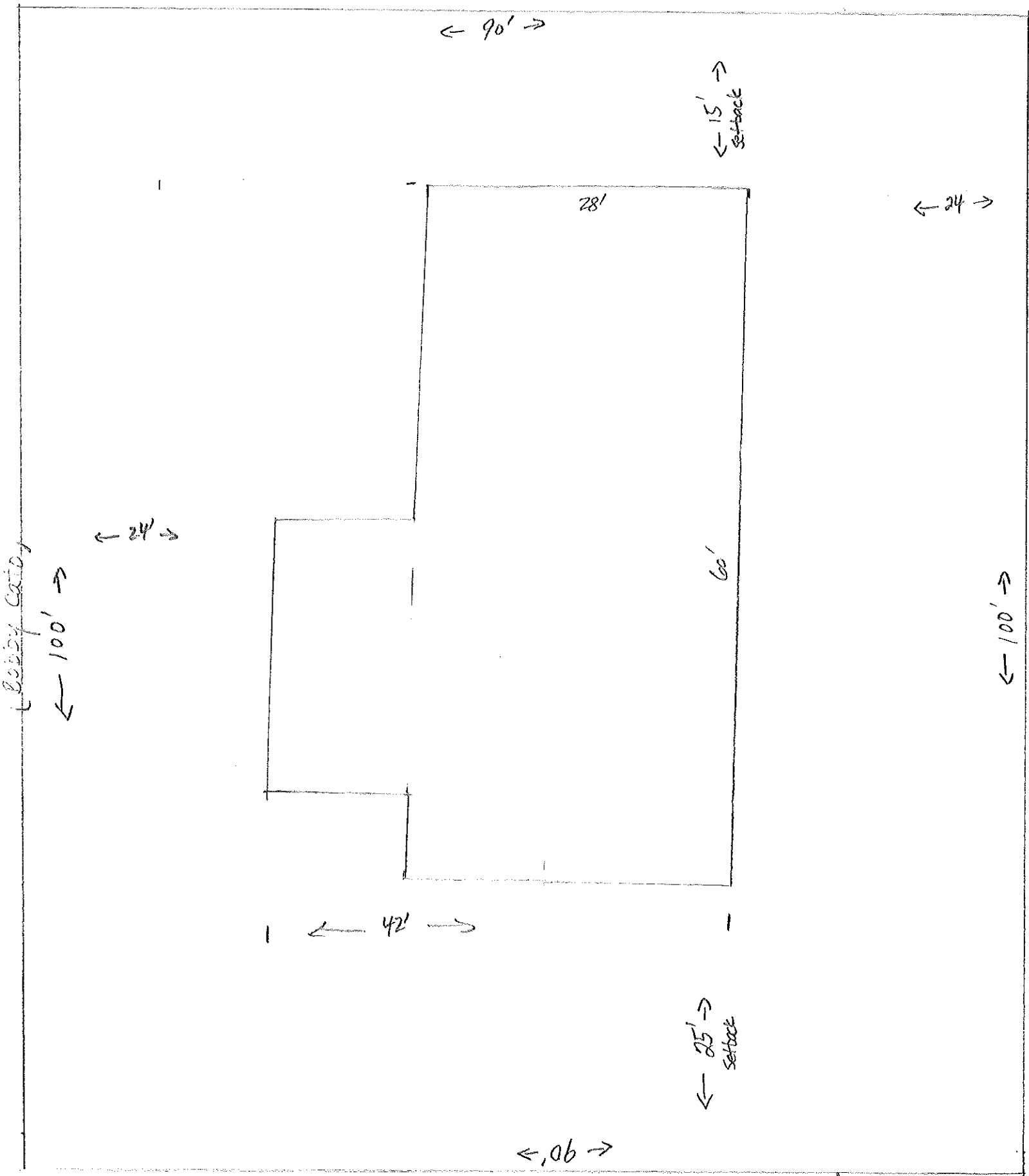
Developed by Schneider GEOSPATIAL

90X100 SF 9000 SF *
[Handwritten signature]

SITE PLAN

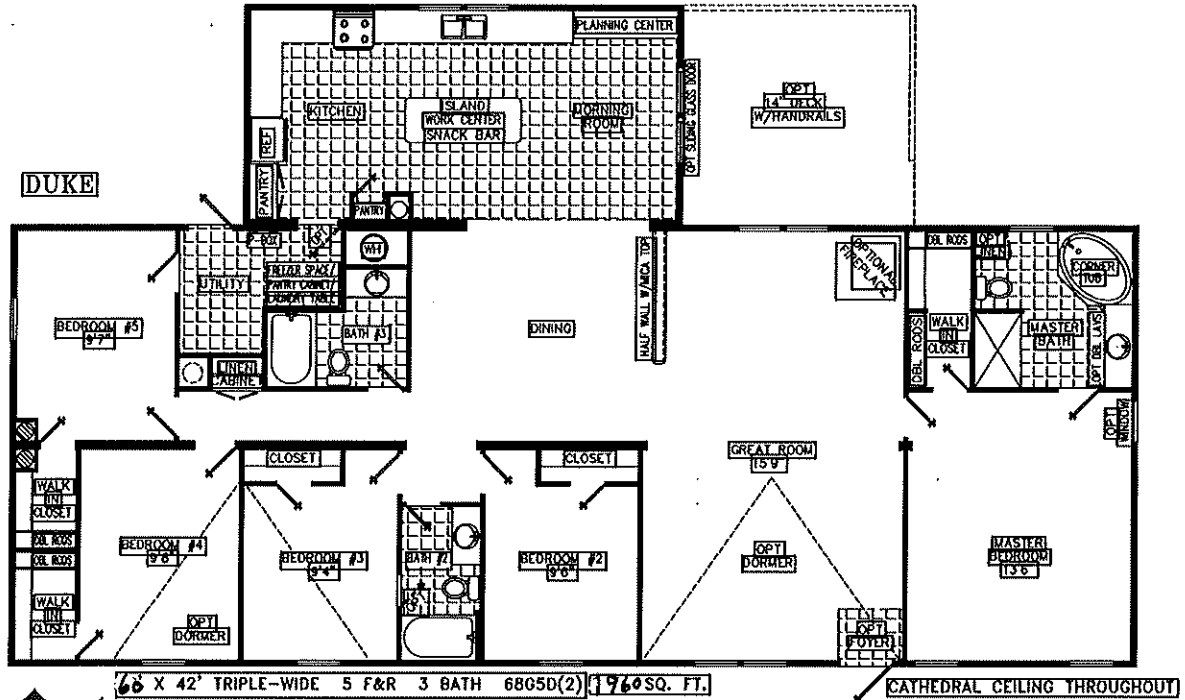
(24th AVE)

T. Juan





Prestige Home Centers



*Homes Designed, Built & Serviced
By NOBILITY HOMES*

MANUFACTURED IN ACCORDANCE WITH STANDARDS
DEVELOPED AND ENFORCED BY HUD. DO NOT USE
EXHAUST FANS OR PASSIVE MECHANICAL FANS
AND OPERATORS ARE SUBJECT TO CHANGE WITHOUT
NOTICE. SOME ITEMS SUCH AS TILES, TRIMS, WALLS AND
CABINETS MAY BE AVAILABLE WHILE RESERVATION AND
SAFETY AND APPROVAL. ALL DIMENSIONS ARE NOMINAL.

Explore Your New Home Possibilities

Contact Us



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

DATE: 12-2-21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Tomás Juan Email: _____

ADDRESS: 237 Rex Buzzett St.

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 850-653-7374

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: TBD 25th Avenue Apalachicola FL 32320

PURPOSE OF PERMIT: _____

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?

YES NO

PROPERTY PARCEL ID # 010-095-08W-8330-0240-0010

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

____ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 15ft Rear 20ft L. Side 7.5ft
 R. Side 7.5ft
 Cost of Construction \$ 140,000 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 DBED 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.

Tomás Juan 12-3-21
 Signature of Owner or Agent Date Signature of Contractor Date

_____ _____
 Notary as to Owner or Agent Notary as to Contractor
 Date: _____ Date: _____

My Commission expires: _____ 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)

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 12-3-21

PERMIT # _____

NAME: Tomas Juan

MAILING ADDRESS: 237 Box 2244 St. CITY/STATE/ZIP: Apalachicola FL

PHONE: 850-653-7374

STREET ADDRESS: TRD 25th Avenue, Apalachicola FL 32320

LEGAL DESCRIPTION: _____

PARCEL I.D.#: 010-095-08W-8330-0240-0010

DESCRIBE DEVELOPMENT: _____

RESIDENTIAL: _____ COMMERCIAL: _____ NEW STRUCTURE: _____ SUBSTANTIAL IMPROVEMENT: _____

FLOOD ZONE INFORMATION:

PANEL NO.: _____ FIRM ZONE: _____ BEF: _____ GRADE ELEVATION: _____

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

SQUARE FEET OF ENCLOSURE BELOW BEF: _____ (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

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

STREET ADDRESS: TRD 25th Ave, Apalachicola FL PARCEL I.D.#: 010-095-08W-8330-0240-0010
EFFECTIVE FLOOD ZONE: _____ PRELIMINARY FLOOD ZONE: _____

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

Tomas Juan
Signature of owner or developer

12-3-21
Date



173 Ave C – Driveway & Walkways

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner ALICE I DECK RUIJTER (PERRY VENTURE)
Address 173 AVENUE C
City APALACHICOLA State FL Zip 32320
Phone (850) 370-1249

Contractors Name: NOT ASSIGNED YET
State License # _____ City License # _____
Email Address _____
Phone ()

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other: SITE IMPROVEMENTS (GRAVEL WALKWAYS,
ADDITIONAL DRIVEWAY (CONCRETE))

PROPERTY INFORMATION:

Street Address: 173 AVENUE C City & State APALACHICOLA, FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: _____ Block(s) 96 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 contacted to handle the City of Apalachicola Building Permits, EPCI.

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

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

INSTALLATION OF TWO GRAVEL PATHWAYS, (COMPACTED SUBBASE) AND TWO GRAVEL DRIVEWAYS; TOP LAYER OF GRAVEL ON EXISTING DRIVEWAY (LOOSE-NON COMPACTED) NEW DRIVEWAY OFF OF AVE C. TO BE LOOSE GRAVEL. ADDITIONAL LANDSCAPE PLANTING WITHIN PROPERTY LINE

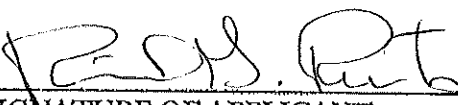
Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks	DRIVEWAYS —	LOOSE GRAVEL	
	PATHWAYS —	COMPACTED GRAVEL	
Other			

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the 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 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.

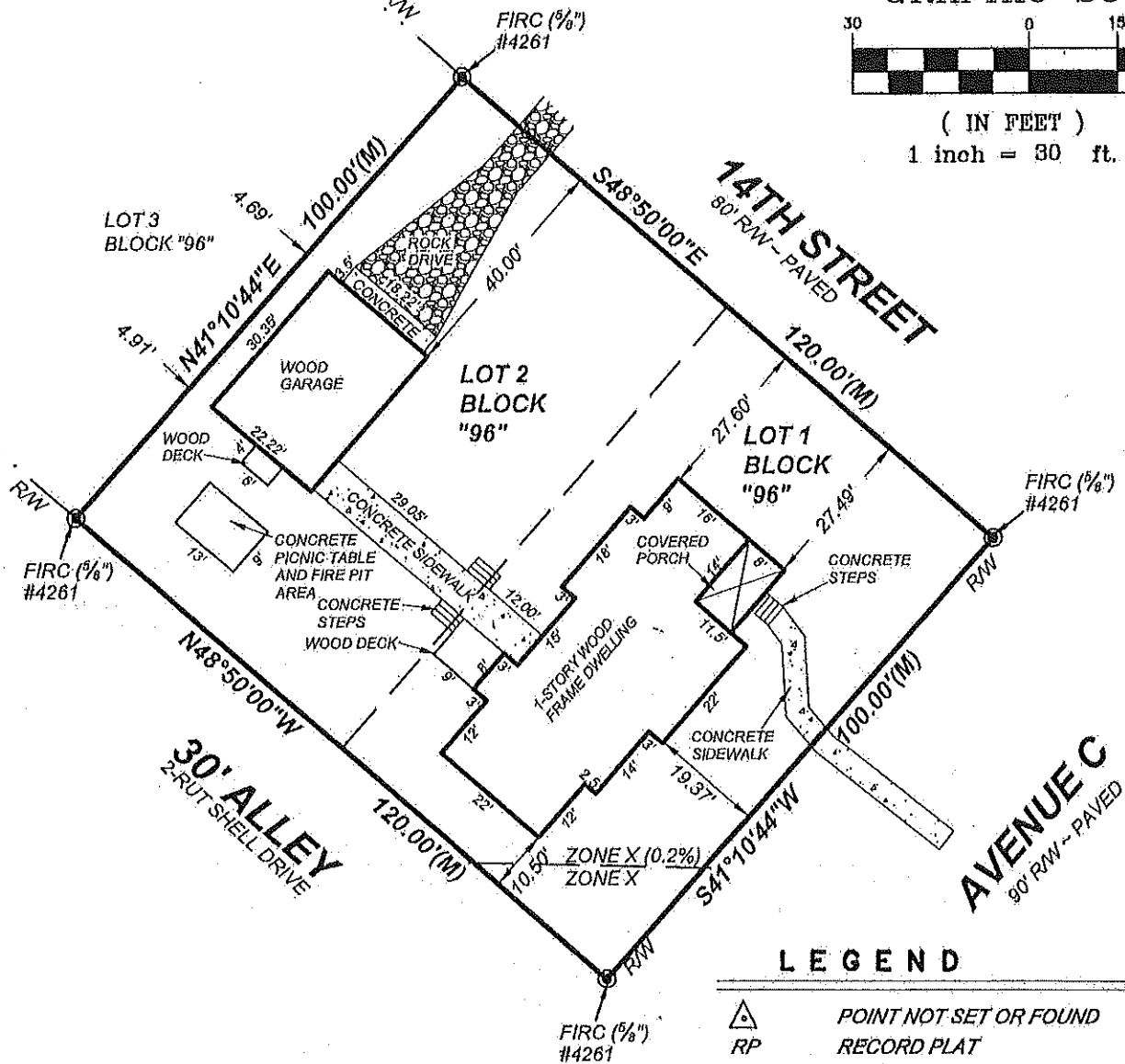
01-30-2002
DATE


SIGNATURE OF APPLICANT
Alice M. Reuter (Peggy Eastham)
Home Care
Daughter

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
PEGGY VENTHAM
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

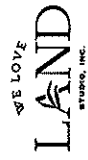
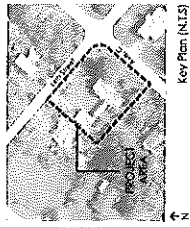
Lots 1 & 2, Block "96" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of Circuit Office in Franklin County, Florida

LEGEND

	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND

NOTES:

1. **SURVEY SOURCE:** Record plat and a field survey performed by the undersigned surveyor.
2. **BEARING REFERENCE:** Southwesterly right-of-way boundary of 14th street having an assumed bearing of South 48 degrees 50 minutes 00 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**



Designers
 We Love Land Studio, Inc.
 Phone: (850) 370-0215
 www.welovelandstudio.com

No.	Date	Revision
1	07/07/2022	PLANNING & TECHNICAL REVIEW

Project Information
 Rutter, Residence
 Yard Renovation
 178 Avenue C
 Apalachicola, FL 32320

Client Information
 Dick & Alice Rutter
 178 Avenue C
 Apalachicola, FL 32320

Drawing Title
Site Plan

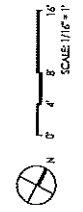
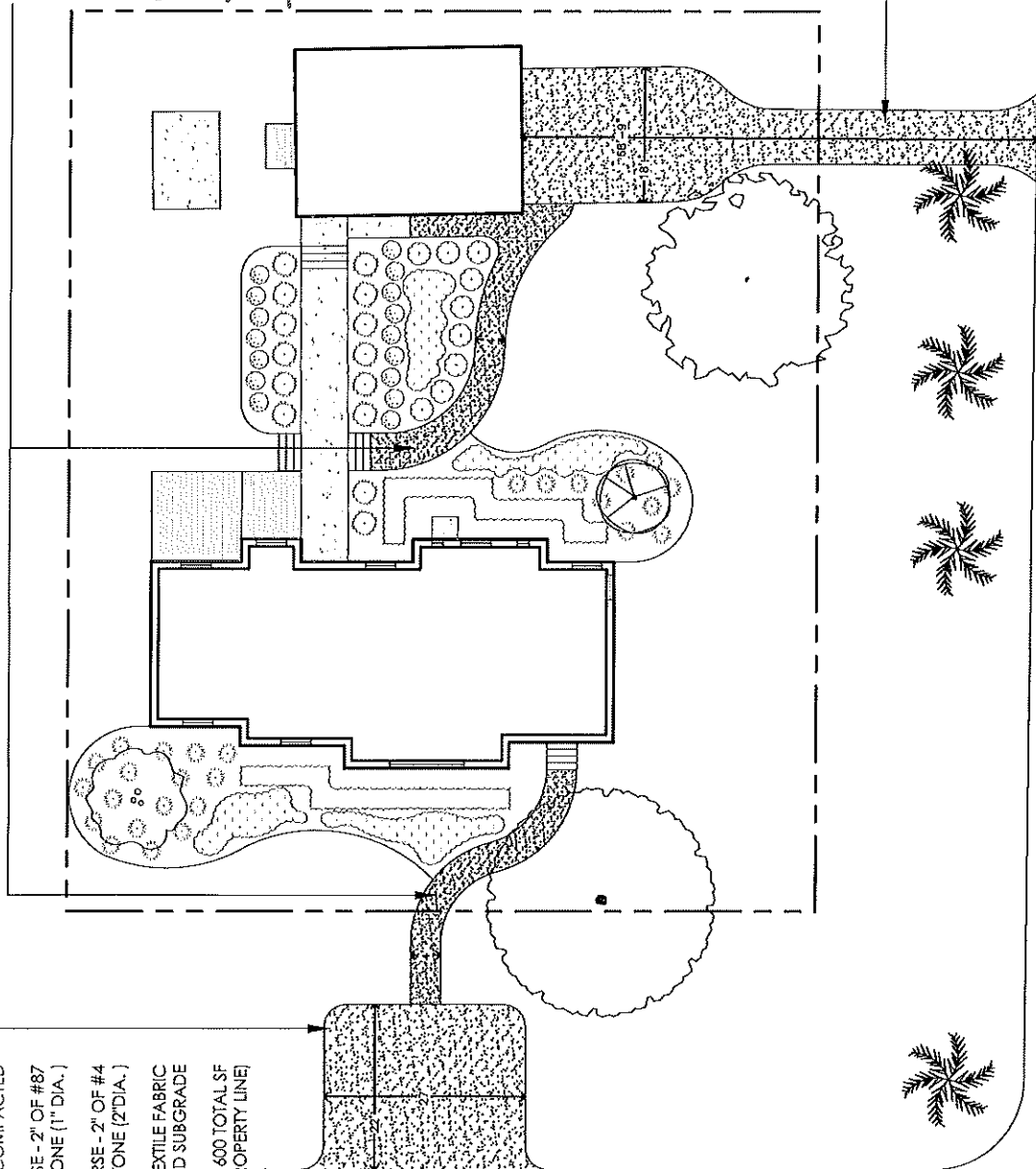
Date	Project No.	Sheet No.	Scale
07/07/2022	21-18	33	1/16" = 1'

CONCEPTUAL PLAN
 NOT FOR
 CONSTRUCTION

DUAL LAYERED GRAVEL DRIVEWAY
 4" TOTAL DEPTH
 TOP COURSE - 2" OF #87
 CRUSHED STONE (1" DIA.)
 BOTTOM COURSE - 2" OF #4
 CRUSHED STONE (2" DIA.)
 INSTALL HEAVY 5 OZ. GEO-TEXTILE FABRIC
 BETWEEN STONE AND SUBGRADE
 600 TOTAL SF
 (OUTSIDE OF PROPERTY LINE)

DUAL LAYERED GRAVEL PATHWAY
 4" TOTAL DEPTH
 TOP COURSE - 2" OF #89 CRUSHED
 STONE (1 1/2" DIA.)
 BOTTOM COURSE - 2" OF
 COMPACTED CRUSHED FINES
 INSTALL HEAVY 5 OZ. GEO-TEXTILE
 FABRIC BETWEEN STONE AND
 SUBGRADE
 400 TOTAL SF
 (50 SF OUTSIDE OF PROPERTY LINE)

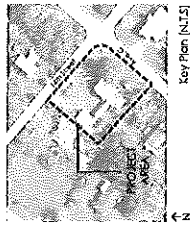
SINGLE LAYER GRAVEL
 REFRESH TOP LAYER W/ #87
 CRUSHED STONE, 1" DEPTH
 800 TOTAL SF
 (220 SF OUTSIDE OF PROPERTY LINE)



14th Street

Avenue C

NOTE:
 ALL PROPOSED PLANTING MATERIAL AND ASSOCIATED
 PROPOSED PLANTING BEDS CONTAIN NATIVE OR
 NATURALIZED PLANT MATERIAL.



Designers
 We Love Land Studio, Inc.
 Phone: (850) 370-0215
 www.welovelandstudio.com

No.	Date	Revision
1	07/07/2017	PLANNING & ZONING REVIEW

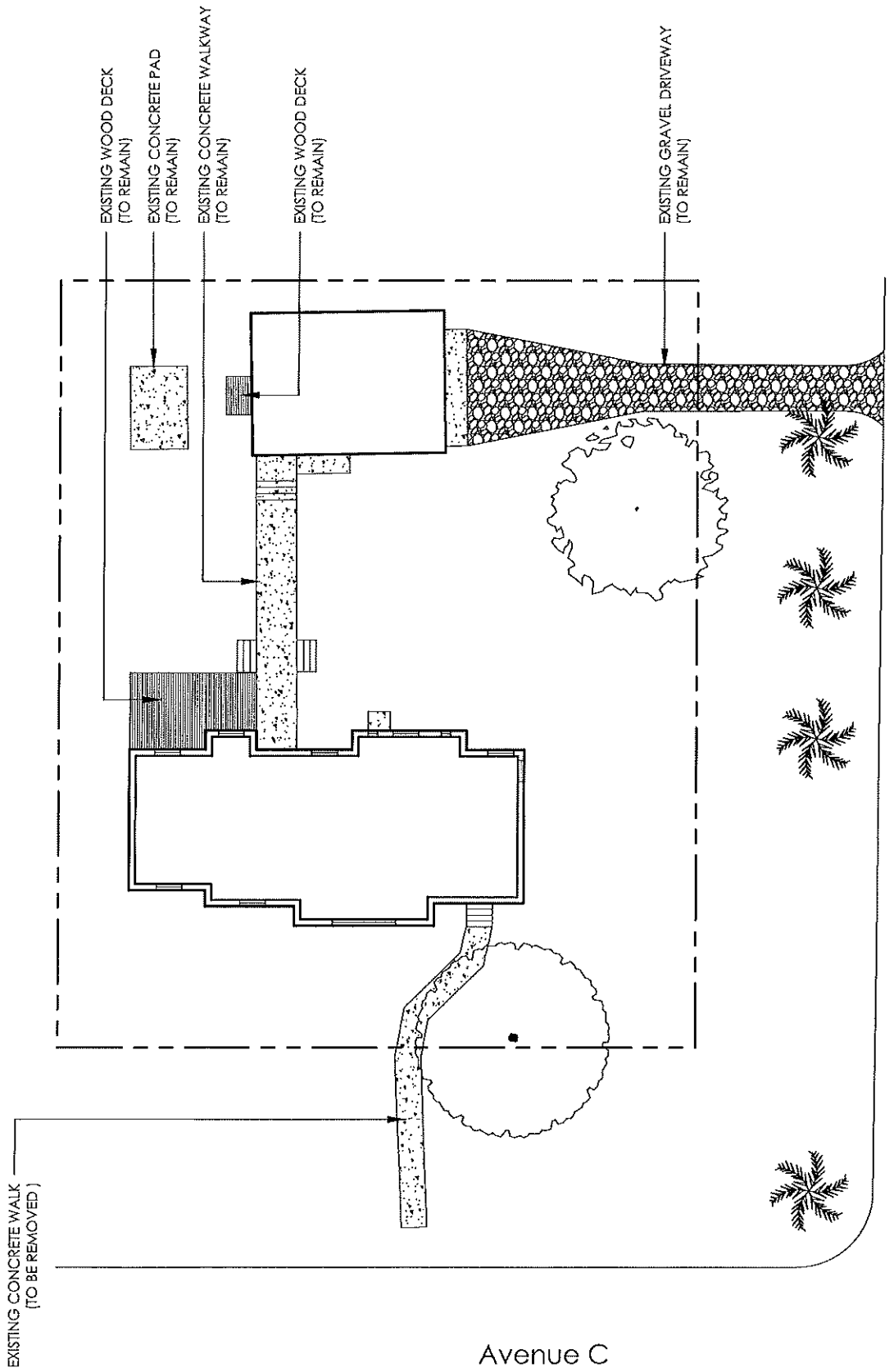
Project Information
 Rutter Residence
 Yard Renovation
 214 W. Avenue C
 Apalachicola, FL 32309

Client Information
 Dick & Alice Rutter
 173 Avenue C
 Apalachicola, FL 32309

Drawing Title
Existing Conditions

Date	06/07/2017
Project No.	21118
Sheet No.	02.15
Drawing No.	30

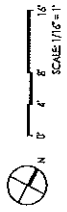
CONCEPTUAL PLAN
 NOT FOR
 CONSTRUCTION



NOTE REGARDING SCOPE OF SITE WORK:
 -ALL EXISTING TREES TO REMAIN
 -NO PROPOSED STRUCTURAL ALTERATIONS
 -NO PROPOSED FILL PLACEMENT

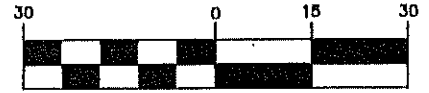
14th Street

Avenue C

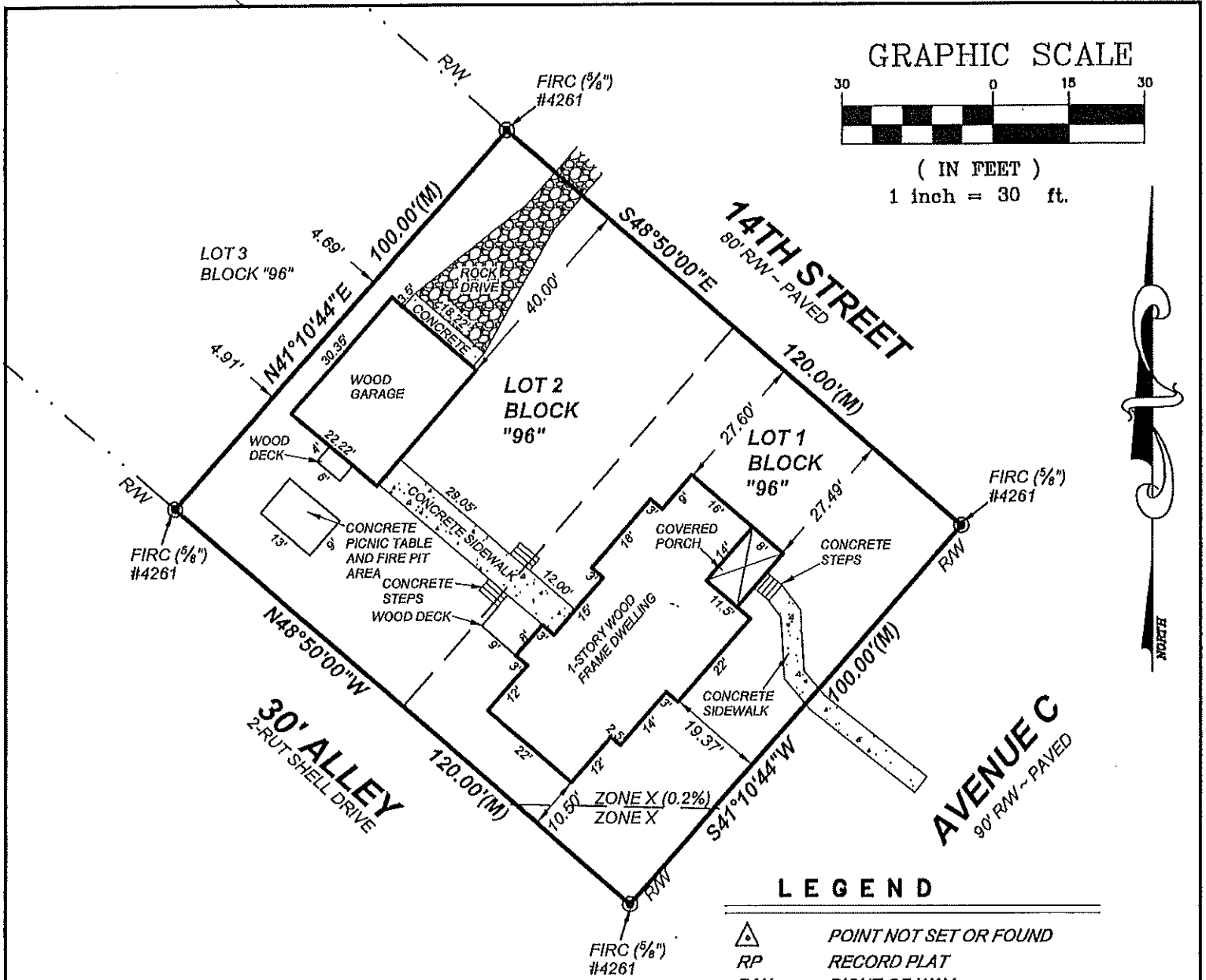


(2 Lots)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



PLAT OF BOUNDARY SURVEY CERTIFIED TO:
PEGGY VENTHAM
DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

Lots 1 & 2, Block "96" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of Circuit Office in Franklin County, Florida

LEGEND

	POINT NOT SET OR FOUND
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP (5/8")
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCIP	FOUND CRIMPED IRON PIPE
FPIP	FOUND PINCHED IRON PIPE
FND	FOUND
RND	ROUND

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3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.



235 Prado St – Pole Barn

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

NON HISTORIC DISTRICT ONLY.

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Bruce Williams
 Address 235 Prado St
 City Apalachicola State FL Zip 32320
 Phone (850) 559-1567

Contractors Name: _____
 State License # _____ City License # _____
 Email Address _____
 Phone (____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance
- Other

12 x 30'
Pole Barn
for Boat

PROPERTY INFORMATION:

Street Address: 235 Prado St City & State Apalachicola, FL Zip 32320
 Historic District Non-Historic District Zoning District R-2

Parcel #: _____ Block(s) _____ Lot(s) _____

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
 Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval

 Chairperson, Apalachicola Planning & Zoning Board

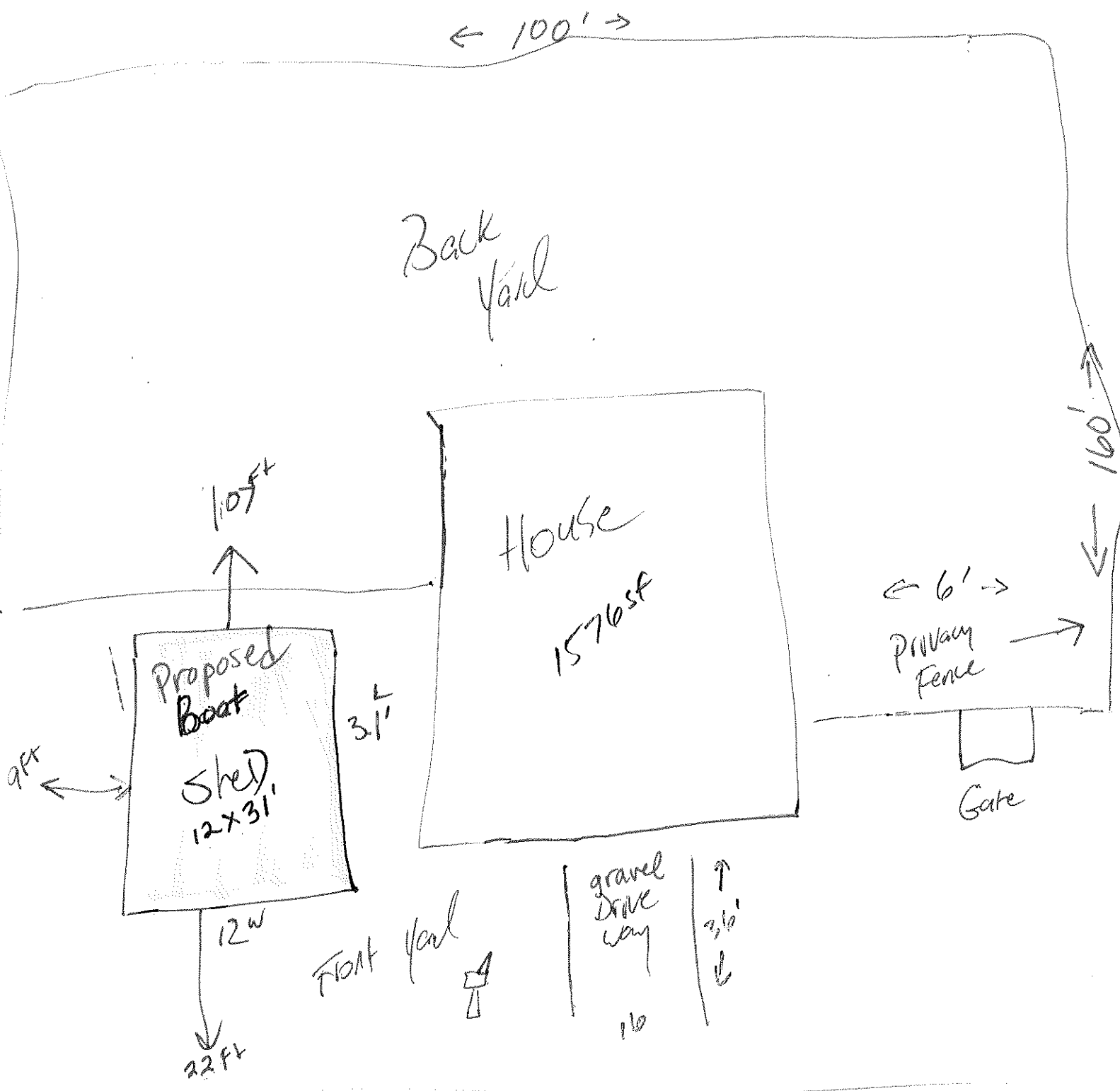
NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

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

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

Metal Frame + Roof

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



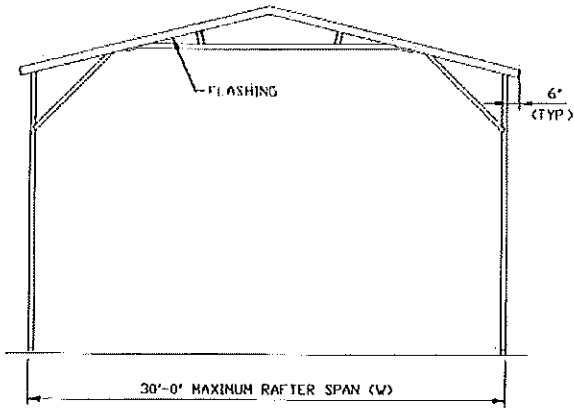
235
PRADO ST

House 1576
Shed 372

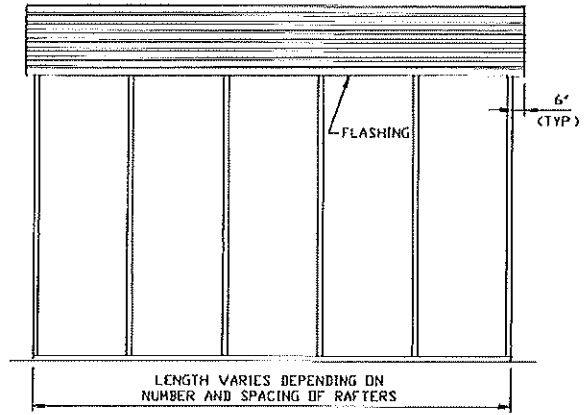
1948 SF

(100' x 160' Lot)
16000 SF
∴ 4098 = 6400 SF
OK ✓

BOX EAVE FRAME RAFTER STRUCTURE

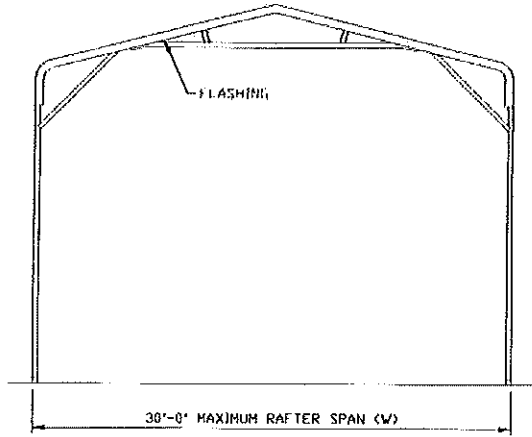


TYPICAL END ELEVATION
SCALE: NTS

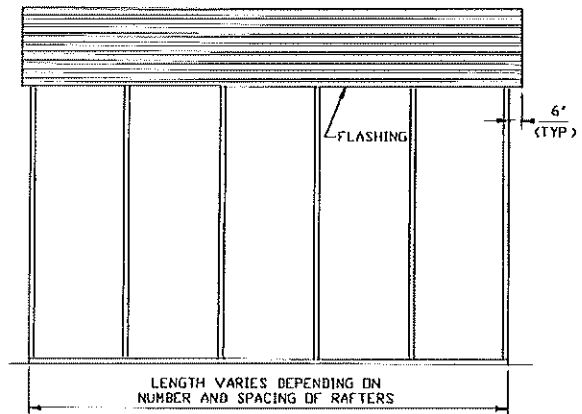


TYPICAL SIDE ELEVATION
SCALE: NTS

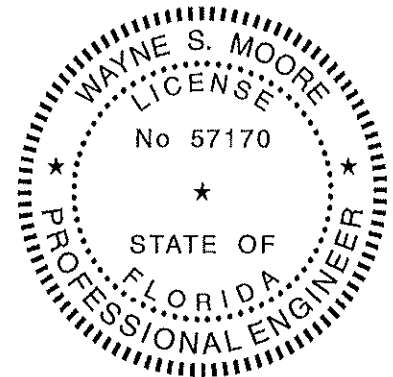
BOX EAVE FRAME RAFTER STRUCTURE



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS



This item has been electronically signed and sealed by Wayne S. Moore, PE. using a Digital Signature and date.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SBSI

STEEL BUILDINGS AND STRUCTURES, INC.
P.O. BOX 1287,
MOUNT AIRY, NC 27030
30'-0" x 20'-0" FULLY OPEN STRUCTURE

DATE: 12-11-20

SHT. 4

SCALE: NTS

DWG. NO: SK-1

JOB NO: 18068S/18156S
18290S/20019S/20324S

REV: 9

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qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID 01-09S-08W-8360-0001-0190
 Location Address 235 PRADO STREET
 32320
 Brief BL 1 LOTS 19 & 20 OR 187/90-92 OR/139/175 NEELS ADD OR 191/143 ORB 212 PAGE 552 OF LOT 22 ORB 376/54 670/626 693/23 804/266
 Tax Description* 1177/260
 *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 Y

[View Map](#)

Owner Information

Primary Owner
 Williams Bruce C Jr
 Bruce C Williams
 W/R/O/S
 235 Prado Street
 Apalachicola, FL 32320

100 X 160

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	100.00	FF	0	0

Residential Buildings

Building 1
 Type CITY OF AP
 Total Area 1,576
 Heated Area 1,248
 Exterior Walls AVERAGE
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover CARPET; SHT VINYL
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 2
 Stories 1
 Effective Year Built 1978

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0170	FPLC BELOW AVERAGE	1	0 x 0 x 0	1	UT	1982
0710	MT BLDG	1	10 x 10 x 0	100	UT	0
0320	CONCRETE	1	0 x 0 x 0	166	UT	0
0351	FENCE WOOD 6'	1	0 x 0 x 0	80	LF	2000

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/20/2016	\$155,000	WD	1177	260	Qualified (Q)	Improved	FOREHAND	WILLIAMS
N	08/03/2004	\$126,500	WD	804	266	Qualified (Q)	Improved	PERRYMAN	FOREHAND
N	03/21/2002	\$45,300	WD	693	23	Unqualified (U)	Improved	PERRYMAN WILLIAM ROBERT & ANGELA	PERRYMAN WILLIAM ROBERT
N	07/13/2001	\$85,000	WD	670	626	Qualified (Q)	Improved	COLLIER	PERRYMAN
N	03/01/1977	\$100	WD	139	175	Unqualified (U)	Vacant		

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$93,715	\$82,595	\$83,189	\$72,324	\$72,324
Extra Features Value	\$2,246	\$2,246	\$2,246	\$2,246	\$2,246
Land Value	\$36,000	\$36,000	\$36,000	\$36,000	\$45,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$131,961	\$120,841	\$121,435	\$110,570	\$119,570
Assessed Value	\$122,533	\$120,841	\$121,435	\$110,570	\$119,570
Exempt Value	\$50,000	\$50,000	\$0	\$0	\$0
Taxable Value	\$72,533	\$70,841	\$121,435	\$110,570	\$119,570
Maximum Save Our Homes Portability	\$9,428	\$0	\$0	\$0	\$0

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

TRIM Notice 2021

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

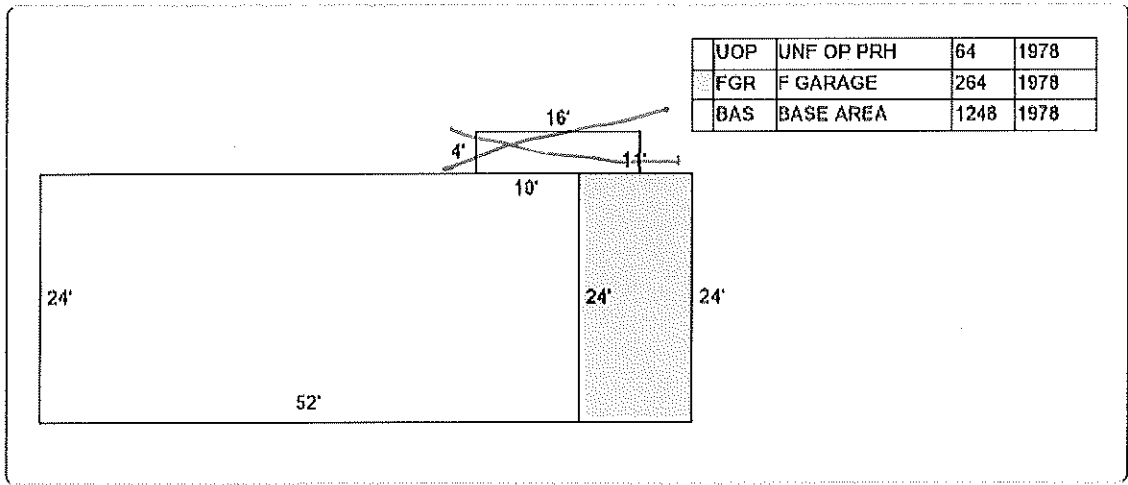
TRIM Notice 2020

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

TRIM Notice 2019

[2019 TRIM Notice \(PDF\)](#)

Sketches



No data available for the following modules: Commercial Buildings.

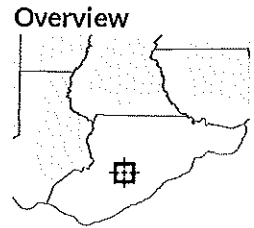
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/5/2022, 7:47:11 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.168



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8360-0001-0190	Alternate ID	08W09S01836000010190	Owner Address	WILLIAMS BRUCE C JR
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		BRUCE C WILLIAMS
Property Address	235 PRADO STREET	Acreage	n/a		W/R/O/S 235 PRADO STREET
					APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 1 LOTS 19 & 20 OR 187/90-92				
	(Note: Not to be used on legal documents)				

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 7:47:11 AM

Developed by  **Schneider**
 GEOSPATIAL



226 9th St. – Pole Barn

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner JANINE GEDMIN
 Address 226 9TH STREET
 City APALACHICOLA State FL Zip 32320
 Phone (305) 797-0047

Contractors Name: BETTER BUILT BARNS
 State License # _____ City License # _____
 Email Address BetterBuiltBarns3B@gmail.com
 Phone (850) 379-3000

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: POLE BARN 24X24'

PROPERTY INFORMATION:

Street Address: 226 9TH STREET City & State APALACHICOLA, FL. Zip 32320

[X] Historic District [] Non-Historic District Zoning District R-1

Parcel #: 01-09S-08W-8330-0162-0020 Block(s) 162 Lot(s) 2 & 3

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

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

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

24' X 24' POLE BARN
 METAL TRUSSES & ROOF ; WOODEN POSTS
 SEE DIAGRAM

LOTS 2 & 3 ARE COMBINED

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other POLE BARN	BETTER BUILT BARNS	24' X 24' POLE BARN	

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.
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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.

01/20/2022
DATE


SIGNATURE OF APPLICANT

Property 120 X 100 SF
 12000 SF
 40% = 4800 SF
 imp. Allow

JANINE GEDMIN
 226 9TH STREET
 APALACHICOLA, FL

PROPOSED POLE BARN

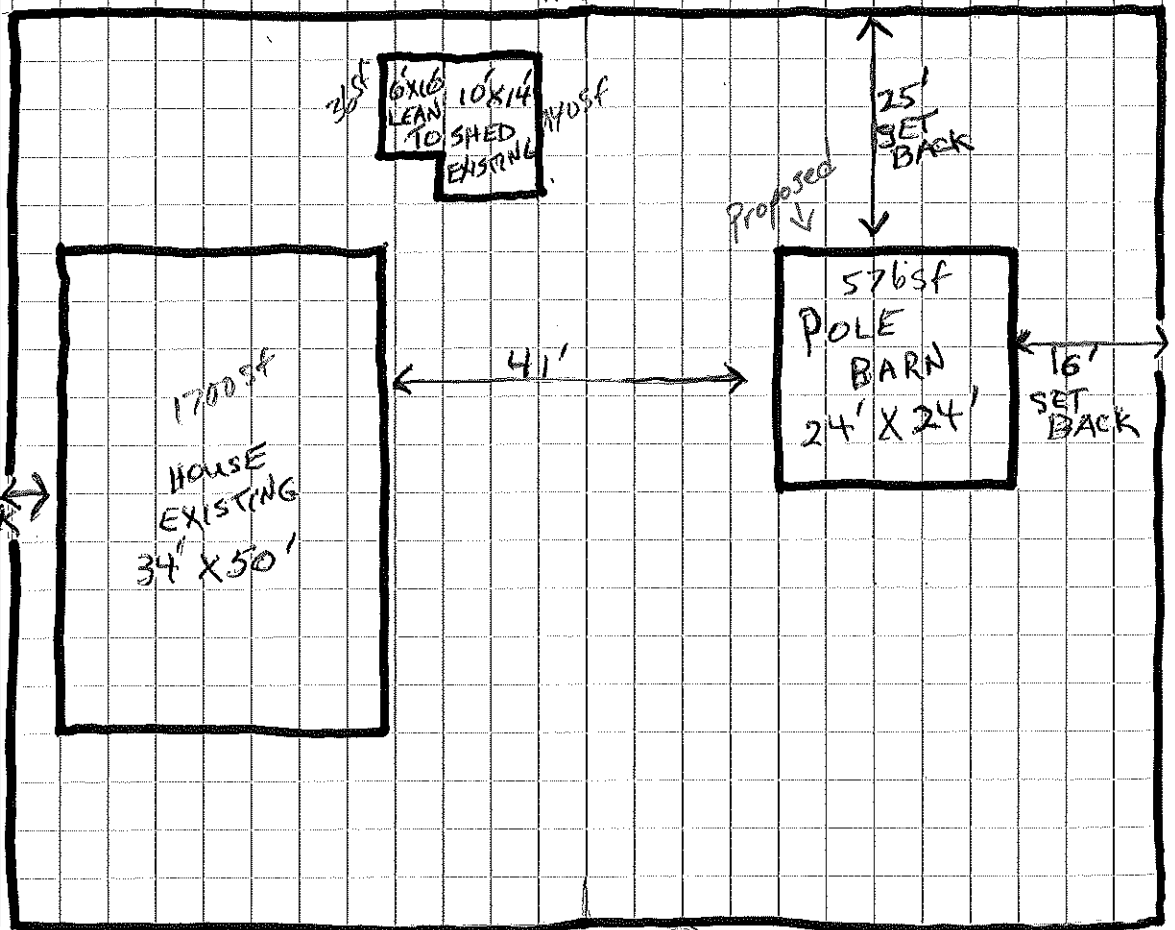
← EQUALS 5'

Existing
 House 2040
 Shed 176
 2216 SF

Proposed Pole Barn +
 576 SF
 total 2792 SF

ALLEY

← 120' →



Oh ✓
 100'
 5' SETBACK

226 1120' 9TH STREET





170 20th St. – Porch Addition

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

NON -HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Paula Martha
Address 166 22nd Avenue
City Apalachicola State FL Zip 32320
Phone (850) 653-6371

Contractors Name: _____
State License # N/A City License # _____
Email Address _____
Phone (_____) _____

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other: Porch Addition

PROPERTY INFORMATION:

Street Address: 170 20th Avenue City & State Apalachicola, FL Zip 32320

[] Historic District [Non-Historic District] Zoning District: R-2

Parcel #: 01-09 S - 08W - 8330 - 0246 - 0010 Block(s) 246 Lot(s) 1, 2, + 3

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

The structure roofing will be 26 gauge tin, the structure itself will be added on to the original house structure - following all building codes. The structure will be 10x28 and will be used as a front porch structure. It will be constructed of all pressure treated wood and hard board trim if applicable. The structure will make the current home site much more appealing to the neighborhood, therefore increasing the property value. (Drawing of structure included)
 The structure will be placed on 6x6 post concrete in ground using 2x10 joists to place base.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		Hard Board Siding	
Doors			
Windows			
Roofing		26 gauge tin	
Trim		Hard Board Siding	
Foundation			
Shutters			
Porch/Deck		Pressure Treated Boards	
Fencing			
Driveways/Sidewalks			
Other			

CITY OF APALACHICOLA
BUILDING DEPT.
192 Couch Wagoner Blvd.
APPLICATION FOR BUILDING PERMIT

DATE: Jan 30, 2022 Permit # _____ Permit Fee _____ (payable to "City of Apalachicola")

OWNER'S NAME: Paula Martina Email: pmart626@yahoo.com

ADDRESS: 1166 22nd Avenue

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-6311

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: NA Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 170 20th Avenue Apalachicola, FL 32320

PURPOSE OF PERMIT: Dorch Addition

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

PROPERTY PARCEL ID # 01-095-08N-8330-0246-0010

LEGAL DESCRIPTION OF PROPERTY: BL 246 Lots 1, 2, + 3 Greater Apalachicola

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

BONDING COMPANY: NA

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 Storage Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. Front Porch

Distance from property lines: Front _____ Rear _____ L, Side _____
 R. Side _____
 Cost of Construction \$ 3,000 Square Footage 280
 BPI _____ 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: EPC/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.

Rula Martine Jan. 30, 2022 NA
 Signature of Owner or Agent Date Signature of Contractor Date

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

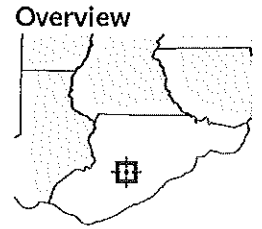
My Commission expires: _____



My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(Email to: towens@cityofapalachicola.com or deliver to office)

192 Coach Wagoner Blvd, Apalachicola, FL 32320



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0246-0010	Alternate ID	08W09S01833002460010	Owner Address	MARTINA LOGAN & PAULA
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		166 22ND AVE
Property Address	170 20TH AVE	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 246 LOTS 1, 2, & 3 (Note: Not to be used on legal documents)				

Date created: 2/2/2022
Last Data Uploaded: 2/2/2022 7:50:01 AM

Developed by  **Schneider**
GEO SPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8330-0246-0010
 Location Address 170 20TH AVE
 32320
 Brief Tax Description* BL 246 LOTS 1, 2, & 3 GREATER APALACHICOLA OR 534/225 596/442 CERT OF TITLE CASE # 02-00339 1118/201 1135/304
 *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
 Martina Logan & Paula
 166 22nd Ave
 Apalachicola, FL 32320

Land Information

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

Residential Buildings

Building 1
 Type CITY OF AP
 Total Area 1,344
 Heated Area 1,104
 Exterior Walls BELOW AVG.
 Roof Cover COMP SHNGL
 Interior Walls PLYWOOD
 Frame Type N/A
 Floor Cover CARPET
 Heat CONVECTION
 Air Conditioning NONE
 Bathrooms 1
 Bedrooms 0
 Stories 1
 Effective Year Built 1974

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0690	BOAT SHED	1	0 x 0 x 0	1,333	UT	0
0320	CONCRETE	1	0 x 0 x 0	60	UT	0
0610	SHED WD	1	0 x 0 x 0	192	UT	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/04/2014	\$33,200	WD	1135	304	Unqualified (U)	Improved	WELLS FARGO BANK	MARTINA
N	03/18/2014	\$139,900	FD	1118	201	Unqualified (U)	Improved	GRAY	WELLS FARGO BANK
N	01/01/1973	\$1,400	WD	116	528	Qualified (Q)	Vacant		

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$31,622	\$27,917	\$28,289	\$24,886	\$24,886
Extra Features Value	\$1,639	\$1,639	\$1,639	\$1,639	\$1,639
Land Value	\$35,550	\$18,000	\$18,000	\$13,500	\$13,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$68,811	\$47,556	\$47,928	\$40,025	\$40,025
Assessed Value	\$52,312	\$47,556	\$44,028	\$40,025	\$40,025
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$52,312	\$47,556	\$44,028	\$40,025	\$40,025
Maximum Save Our Homes Portability	\$16,499	\$0	\$3,900	\$0	\$0

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

TRIM Notice 2021

2021 TRIM Notice (PDF)

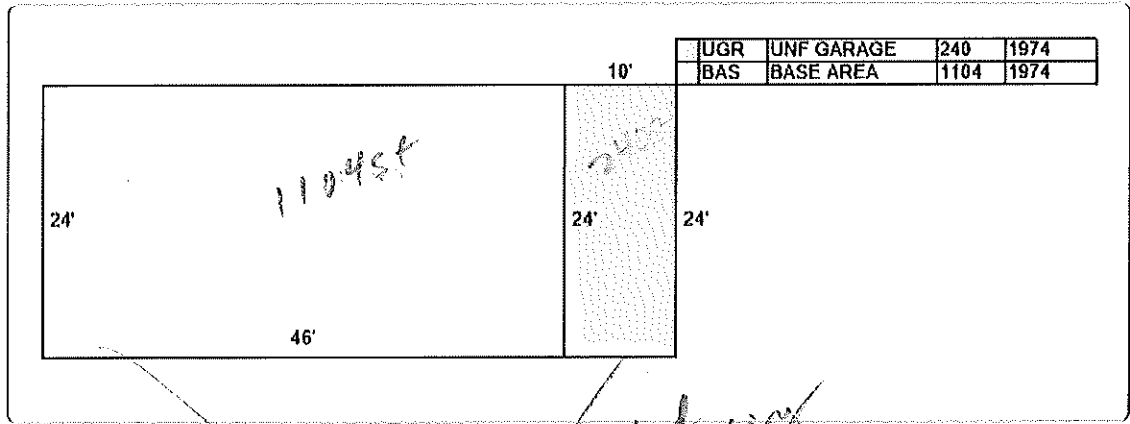
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/2/2022, 7:50:01 AM

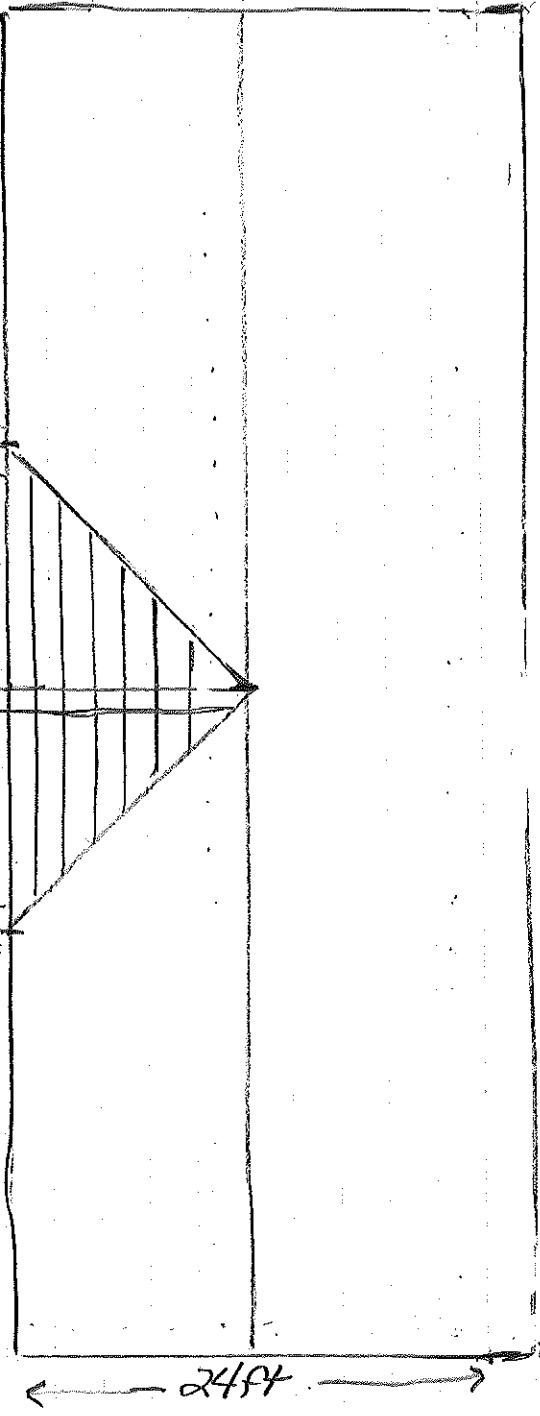
Handwritten notes:
 1925sf shed
 1344sf existing
 + 280sf (proposed)
 = 3549sf
 1816sf

Handwritten notes:
 90x100' lot
 9000sf
 40% Allowance
 = 3600sf
 impervious

Developed by
Schneider
GEOSPATIAL

Version 2.3.175

Handwritten signature: oh v



Addition
of Porch
26 gauge galvalume
1/2 screws spaced 2ft

2x6 - Bottom Chord
2x6 - Top Chord
2x4-PT

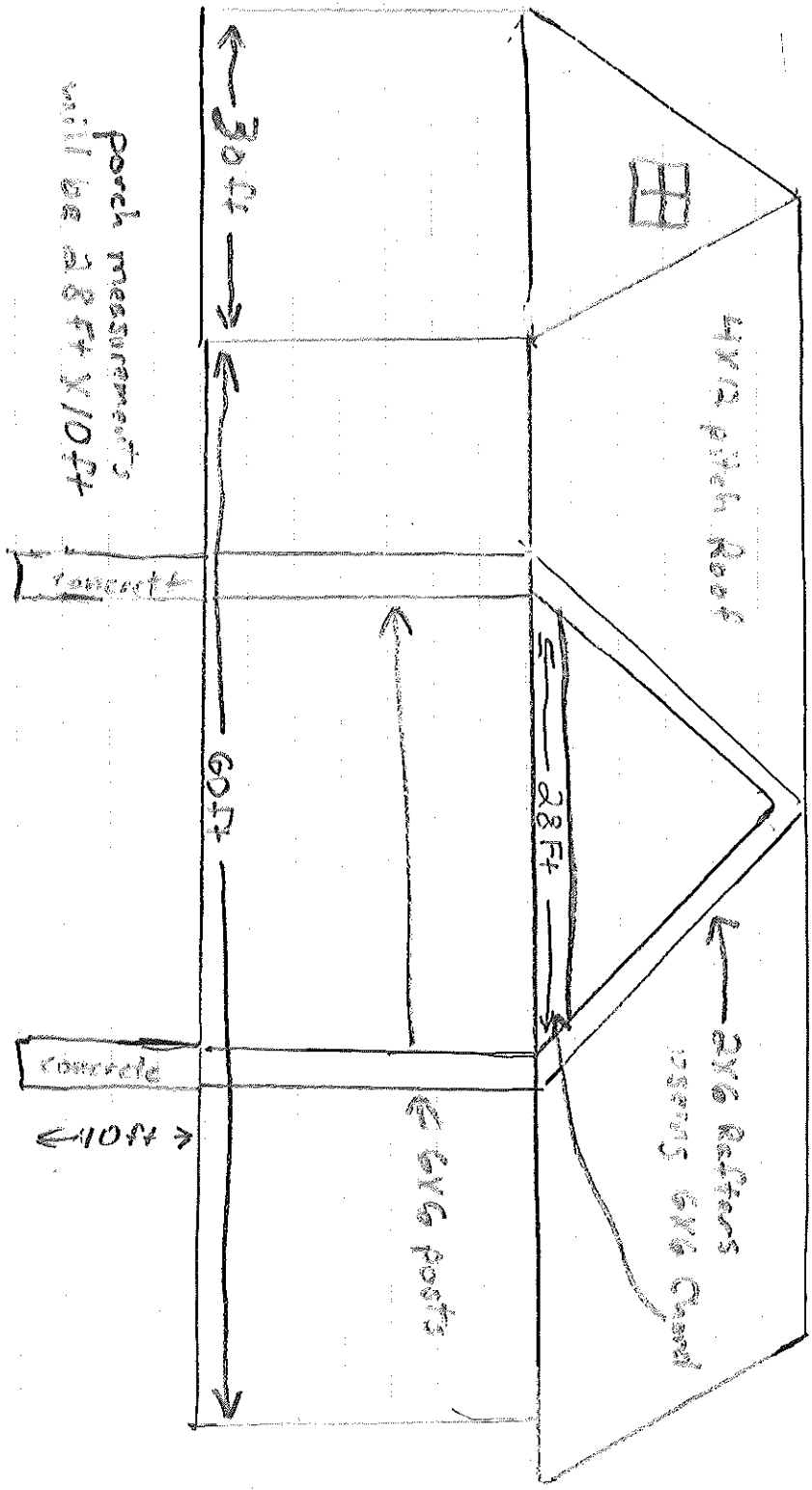
4/12 pitch roof

6x6 posts
Built on concrete footer

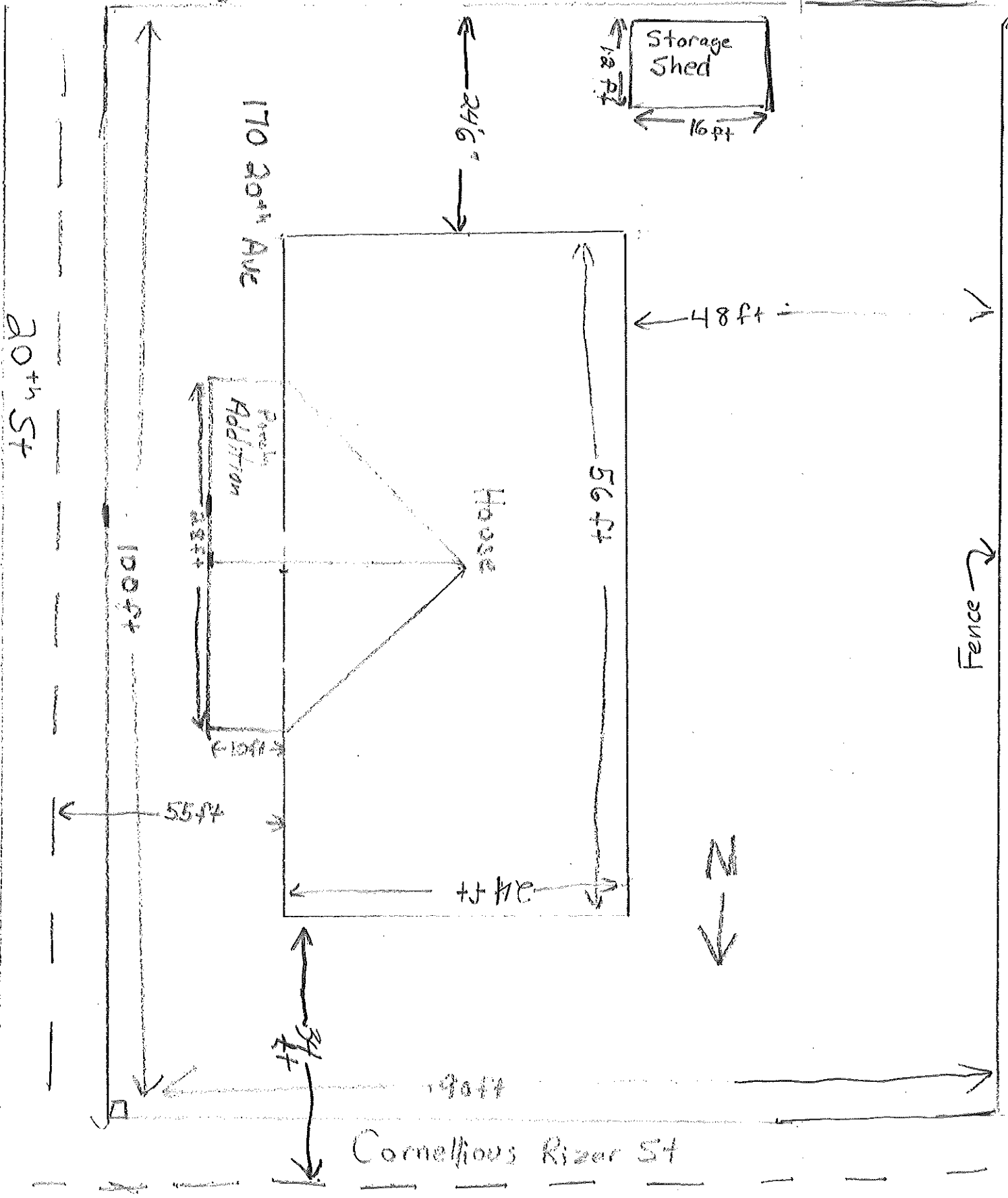
Property line
20 ft
Dinner one

Front of house - property line





Alignment Property Fence





105 11th St. – Shed/Garage

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Barbara Lashley / Brent McKinley
Address 105 11th ST
City Apalachicola State FL Zip 32320
Phone (850) 653 8223

Contractors Name: _____
State License # _____ City License # _____
Email Address _____
Phone (_____) _____

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance 12x24
- Other: Shed/garage

PROPERTY INFORMATION:

Street Address: 105 11th ST City & State Apalachicola Zip 32320

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

Parcel #: _____ Block(s) 75 Lot(s) 94 SW 1/2 LOT 10

FEMA Flood Zone/Panel #: 01-095-08W-8330-0075-0090
(For AE, AO, AH or VE Please complete attached Flood Application)
1181613
3331292

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.

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Chairperson, Apalachicola Planning & Zoning Board

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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).

Steel Shed 12x24

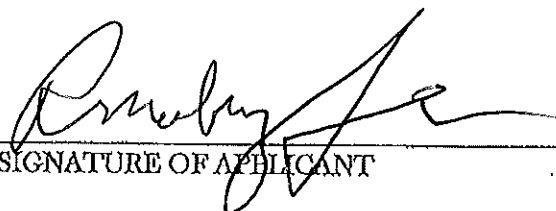
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Driveways/Sidewalks			
Other			

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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.

11/8/2022
DATE


SIGNATURE OF APPLICANT

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

DATE: 12/17/21 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Barbara Lashley / Brent Mahoney Email: bb.mahoney@medica.combo.net

ADDRESS: 105 11th ST

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 850 653 8223

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: NA Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 105 11th ST

PURPOSE OF PERMIT: Replace garage

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

PROPERTY PARCEL ID # 01-095-08W-9330-0075-0090

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: NA

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: NA CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: City SEWER SYSTEM PROVIDER: City

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 Garage
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 10' Rear 20' L. Side 30'
 R. Side 730'
 Cost of Construction \$ 7000 Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled NA # Of Stories 1 # Of Units 1
 Type of Roof Steel Type of Walls Steel Type of Floor Wood
 Extreme Dimensions of: Length 24 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.

Brent Mabry
 Signature of Owner or Agent Date

 Signature of Contractor Date

Janece Carol Smull
 Notary as to Owner or Agent

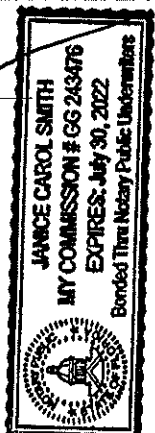
 Notary as to Contractor

Date: January 7, 2022

Date: _____

My Commission expires: 7.30.22

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)



Parcel Summary

Parcel ID 01-09S-08W-8330-0075-0090
Location Address 105 11TH ST 32320
Brief Tax Description* BL 75 LOT 9 & SW 1/2 LOT 10 OR 118/613 APALACHICOLA OR 333/292
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 Y

View Map

Owner Information

Primary Owner
Lashley Barbara Jean
105 11th Street
Apalachicola, FL 32320

Land Information

Table with 6 columns: Code, Land Use, Number of Units, Unit Type, Frontage, Depth. Row 1: 000188, SFR CHAPMAN/APALACH, 90.00, FF, 0, 0

Residential Buildings

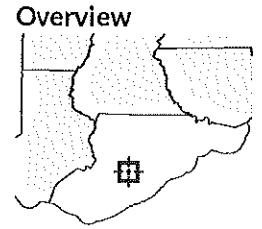
Building 1
Type CITY OF AP
Total Area 1,352
Heated Area 1,352
Exterior Walls CONC BLOCK
Roof Cover COMP SHINGL
Interior Walls DRYWALL
Frame Type N/A
Floor Cover VINYL ASB
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 1
Bedrooms 0
Stories 1
Effective Year Built 1974

Extra Features




Table with 7 columns: Code, Description, Number of Items, Length x Width x Height, Units, Unit Type, Effective Year Built. Rows include CON WALK, CON DR WAY, SHED WD, WD FENCE, WD WALK, and CONCRETE.

Sales

Table with 10 columns: Multi Parcel, Sale Date, Sale Price, Instrument, Book, Page, Qualification, Vacant/Improved, Grantor, Grantee. Row 1: N, 00/01/1969, \$2,000, WD, 91, 626, Unqualified (U), Improved



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0075-0090	Alternate ID	08W09S01833000750090	Owner Address	LASHLEY BARBARA JEAN
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		105 11TH STREET
Property Address	105 11TH ST	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 75 LOT 9 & SW 1/2 LOT				

(Note: Not to be used on legal documents)

Date created: 2/9/2022

Last Data Uploaded: 2/9/2022 7:48:12 AM

Developed by  **Schneider**
GEO SPATIAL

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$56,243	\$49,686	\$50,159	\$43,804	\$43,804
Extra Features Value	\$3,864	\$3,864	\$3,864	\$3,864	\$3,864
Land Value	\$85,500	\$57,150	\$57,150	\$57,150	\$63,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$145,607	\$110,700	\$111,173	\$104,818	\$110,668
Assessed Value	\$88,746	\$87,521	\$85,553	\$83,958	\$82,231
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$38,746	\$37,521	\$35,553	\$33,958	\$32,231
Maximum Save Our Homes Portability	\$56,861	\$23,179	\$25,620	\$20,860	\$28,437

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

TRIM Notice 2021

2021 TRIM Notice (PDF)

TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Handwritten notes:

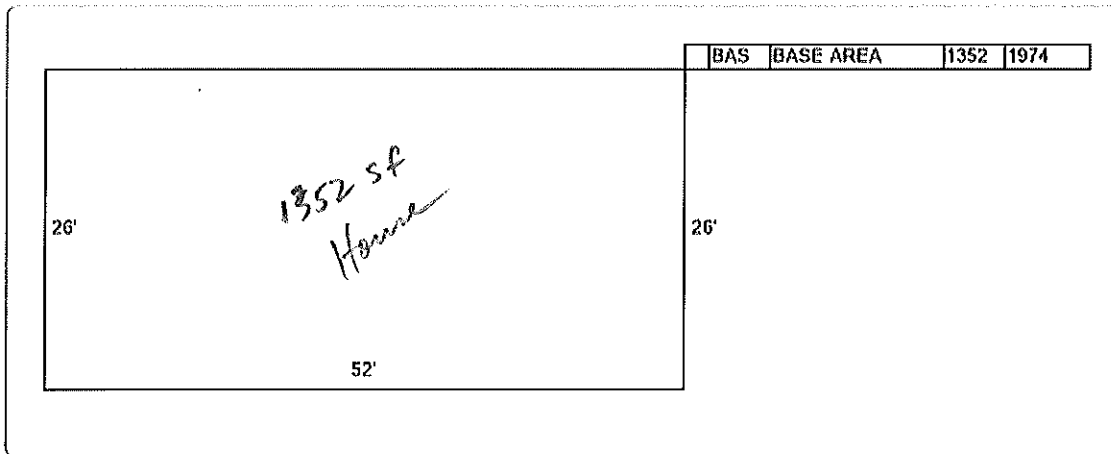
1 1/2 lot = 9000 SF
 ∴ 40% = 3600 SF impervious Allowance

House 1352 SF
 sked #1 288 SF ← Proposed
 sked #2 192 SF ← existing

1832 SF

OK ✓

Sketches



No data available for the following modules: Commercial Buildings.

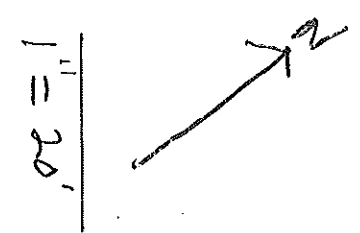
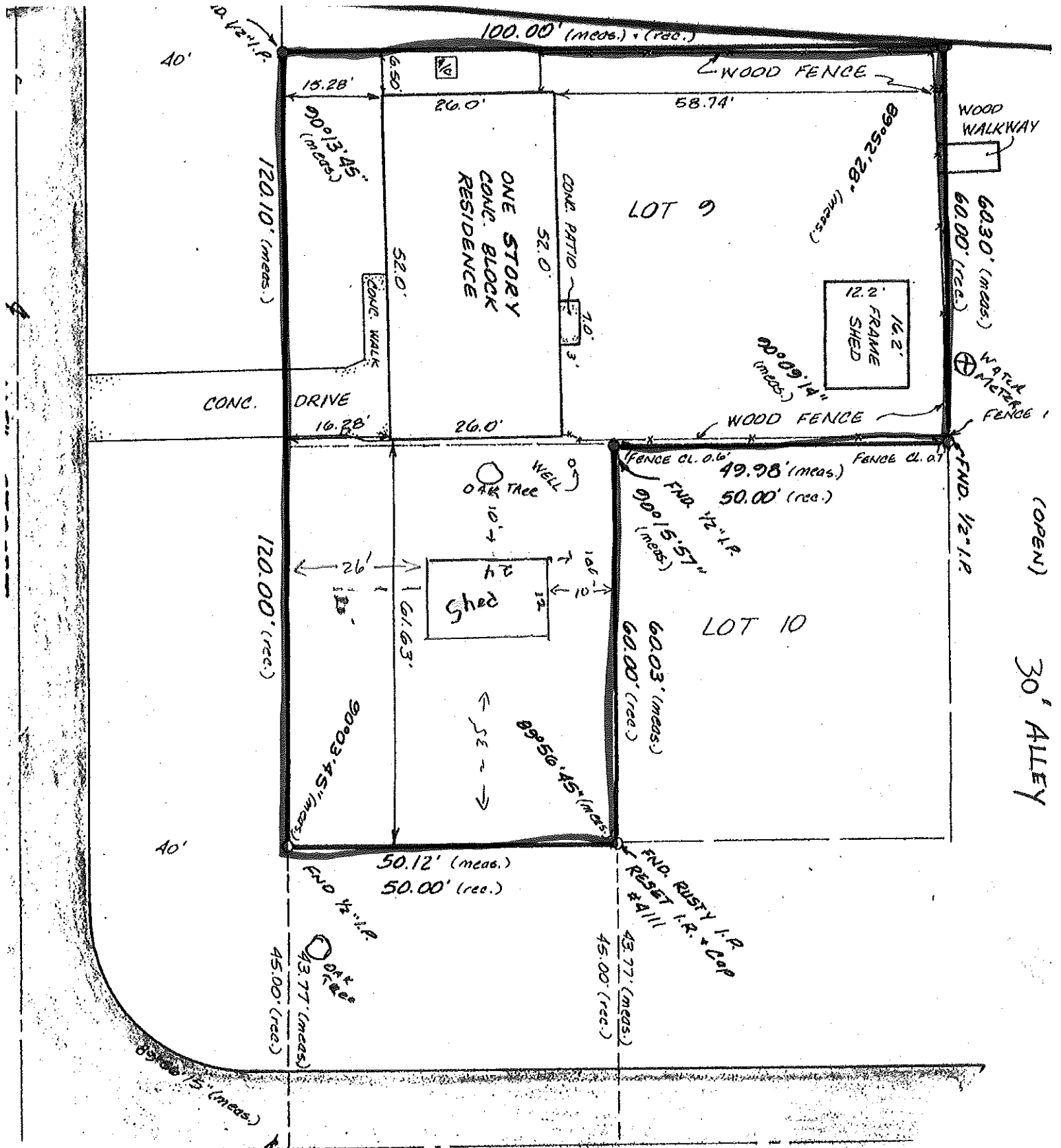
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/9/2022, 7:48:12 AM

Developed by
Schneider
GEOSPATIAL

Version 2.3.176



Washington Square

PRM in Place

230'

310'

90°



Iron Pipe Stk. in Place "G"

PRM Damaged

Avenue

90'

90'

80'

100'

30'

100'

80'

100'

30'

100'

80'

Street

Street

78

Street

(6)

(7)

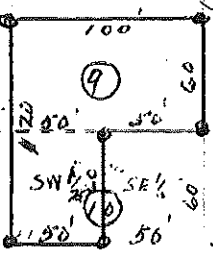
(8)

75

(3)

(2)

(1)



(4)

90'

Avenue

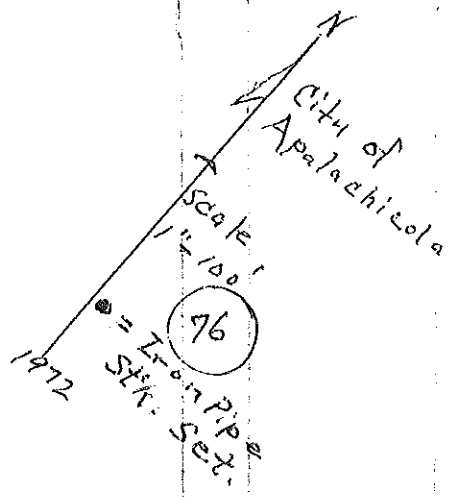
" F "

90'

127th

77

117th



140th

80'

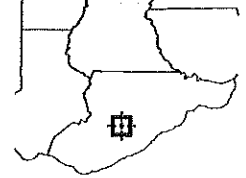
Avenue

" E "

80'



Overview



Legend

- Parcels
- Roads
- City Labels

Date created: 12/17/2021
Last Data Uploaded: 12/17/2021 1:58:20 PM

Developed by  **Schneider**
GEOSPATIAL



194/196 10th St. – New Home

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Ann and Doug Rauscher
Address 1017 West Gulf Beach Drive
City East Point State Fl Zip 32328
Phone (850) 653.5424

CONTRACTOR INFORMATION

Contractors Name: Construct Group SE Inc.
State License # CGC1513032 City License # _____
Email Address constructgroupse@yahoo.com
Phone (850) 694.1555

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:

194 + 196 10th St

Street Address: TBD Tenth Street City & State Apalachicola Florida Zip 32320

Historic District Non-Historic District

Zoning District: R-1

Parcel #: 01-09S-08W-8330-0157-0030 and 01-09S-8330-0157-0040 Block(s) 157 Lot(s) 3 & 4

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

Project will be a new single family home.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Nichia	Cement siding	
Doors	Therma-Tru	Fiberglass	
Windows	Jeld-wen	Fiberglass windows	
Roofing	Standing seam	Galvalume Metal Roof	
Trim	Nichia	Cement siding	
Foundation	Block Stem Wall		
Shutters	NA		
Porch/Deck	Concrete		
Fencing	Wood		
Driveways/Sidewalks	Gravel and concrete		
Other			


CERTIFICATION

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

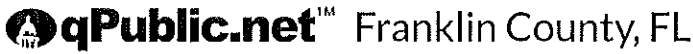
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development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

1/28/2022

DATE



SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-09S-08W-8330-0157-0040
 Location Address 10TH ST
 32320
 Brief Tax Description* BLOCK 157 LOT 4 OR/274/76 637/362 643/217 879/244
 *The Description above is not to be used on legal documents.
 Property Use Code MISCELLANE (000700)
 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
Tenace Stephen M & Lynette S
 3978 Grove Park Drive
 Tallahassee, FL 32311

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000801	THE HILL - APALACH	60.00	FF	0	0

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0450	OLD HOUSE	1	0 x 0 x 0	1	UT	1940

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/17/2005	\$200,000	WD	879	244	Unqualified (U)	Vacant	PDB SHERMAN PROPERTIES LTD	TENACE
N	07/06/2000	\$896,000	WD	643	214	Unqualified (U)	Improved	SHERMAN	PDB SHERMAN PROPERTIES LTD
N	04/12/2000	\$10,000	WD	637	362	Unqualified (U)	Improved	GALLON	SHERMAN

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Assessed Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Maximum Save Our Homes Portability	\$5,896	\$8,360	\$10,600	\$3,636	\$11,487

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

TRIM Notice 2021

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

TRIM Notice 2020

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



Parcel Summary

Parcel ID 01-09S-08W-8330-0157-0030
 Location Address .
 32320
 Brief Tax Description* BL 157 LOT 3 OR/274/80 OR 283/278 OR 365/184 637/363 643/217 879/244
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 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
Tenace Stephen M & Lynette S
 3978 Grove Park Drive
 Tallahassee, FL 32311

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000801	THE HILL - APALACH	60.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/17/2005	\$200,000	WD	879	244	Unqualified (U)	Vacant	PDB SHERMAN PROPERTIES LTD	TENACE
N	07/06/2000	\$896,000	WD	643	217	Unqualified (U)	Vacant	SHERMAN	PDB SHERMAN PROPERTIES LTD
N	04/12/2000	\$10,000	WD	637	363	Qualified (Q)	Vacant	GALLON	SHERMAN

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Assessed Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Maximum Save Our Homes Portability	\$5,896	\$8,360	\$10,600	\$3,636	\$11,487

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

TRIM Notice 2021

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

TRIM Notice 2020

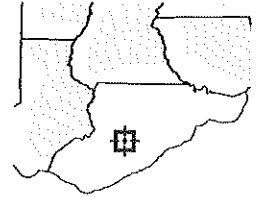
[2020 TRIM Notice \(PDF\)](#)

TRIM Notice 2019




[2019 TRIM Notice \(PDF\)](#)



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-095-08W-8330-0157-0040	Alternate ID	08W09501833001570040	Owner Address	TENACE STEPHEN M & LYNETTE S
Sec/Twp/Rng	1-9S-8W	Class	MISCELLANE		3978 GROVE PARK DRIVE
Property Address	10TH ST	Acreage	n/a		TALLAHASSEE, FL 32311
District	3				
Brief Tax Description	BLOCK 157 LOT 4 (Note: Not to be used on legal documents)				

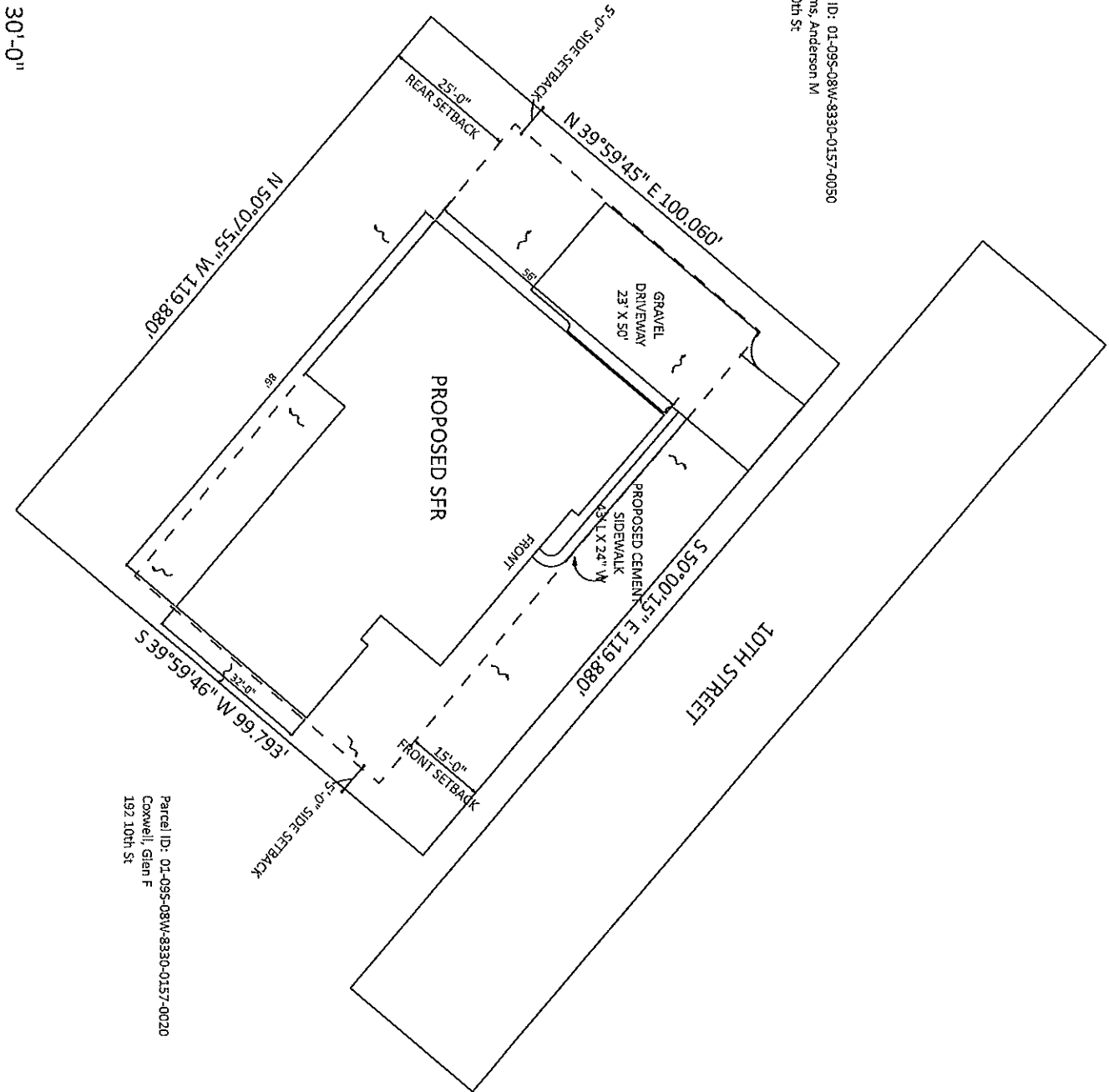
Date created: 2/9/2022
Last Data Uploaded: 2/9/2022 7:48:12 AM

Developed by  **Schneider**
GEOSPATIAL

192 10th St - New Home

SCALE: 1" = 30'-0"

Parcel ID: 01-09S-08W-8330-0157-0050
 Williams, Anderson M
 198 10th St

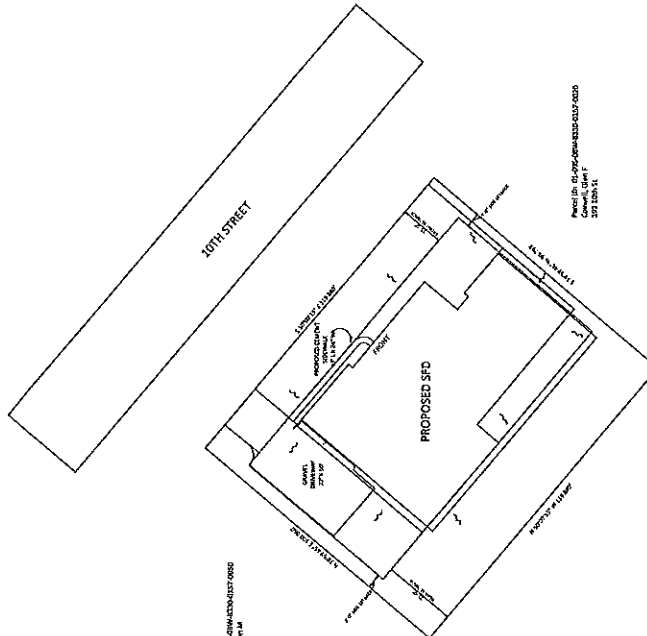


Parcel ID: 01-09S-08W-8330-0157-0020
 Coxwell, Glen F
 192 10th St



<p>CPS, LLC 1116B Thomasville Rd Tallahassee, FL 32303 850-400-3277</p> <p>Drawn By: LKH lora@cpsolu.com This Site Plan was Drawn Utilizing The Surveyor's Coordinates and Other Data From The Recorded Property Survey.</p>	<p>ANN & DOUG RAUSCHER</p> <p>10TH ST APALACHICOLA, FL</p>	<p>COUNTY: FRANKLIN PARCEL ID: 01-09S-08W-8330-0157-003 TYPE OF IMPROVEMENT: NEW SFR ZONE: R1 FEMA ZONE: X SETBACKS: 15' FRONT, 5' SIDES, 25' REAR LOT SF: 12,196.8 IMPROVEMENT SF: 4,784 EXISTING IMPERVIOUS SURFACE: 3% PROPOSED IMPERVIOUS SURFACE: 39.2%</p>	<p>SITE PLAN</p>
---	--	---	-------------------------

PROPOSED NEW CONSTRUCTION
OF A
SINGLE FAMILY RESIDENCE



PROPOSED BUILDING FOOTPRINT CALCULATIONS

MAIN FLOOR	2444
BONUS ROOM ABOVE GARAGE	822
OPEN PORCHES	828
GARAGE	552
TOTAL PROPOSED BUILDING FOOTPRINT	4646

40%
2 lots
allowance = 4800sf

822 Beris Room
38245f

1. THE GOVERNING CODE FOR THIS PROJECT IS THE FLORIDA BUILDING CODE, 7TH EDITION (2020). THE CODE PRESCRIBES WHICH EDITION OF EACH REFERENCE STANDARD APPLIES TO THIS PROJECT.
2. TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
3. CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
4. THE STRUCTURAL DOCUMENTS AS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS, IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
5. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE NEEDED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
6. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OPENINGS IN THE STRUCTURE.
7. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
8. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. USE ONLY PRINTED DIMENSIONS. ELECTRIC DRAWINGS SHOULD NOT BE ASSUMED TO SCALE. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. PROCEEDING WITH WORK DOES NOT CHANGE THE LOCATION OF STRUCTURE. CHANGES WITHOUT WRITING INSTRUCTION FROM THE STRUCTURAL ENGINEER OF RECORD.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS, AND JOB SITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
10. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO THE CONTRACTOR'S RESPONSIBILITY FOR STABILITY AND TEMPORARY BRACING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S INSURE OF THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

CODE COMPLIANCES

Florida Building Code, Building - 7th Edition (2020)
Florida Building Code, Existing Building - 7th Edition (2020)
Florida Building Code, Mechanical - 7th Edition (2020)
Florida Building Code, Energy Conservation - 7th Edition (2020)
National Electrical Code - 2017 Edition (2020)
Florida Fire Prevention Code - 2015 Edition
Florida Accessibility Code - 7th Edition 2020

DRAWING SCHEDULE

COVER SHEET	1
FLOOR PLAN	2
FRONT & REAR ELEVATIONS	3
LEFT & RIGHT ELEVATIONS	4



CONSTRUCTION EXHIBITION SOLUTIONS, LLC
1118 N THOMAS AVENUE
TALLAHASSEE, FLORIDA 32304
850-400-3177

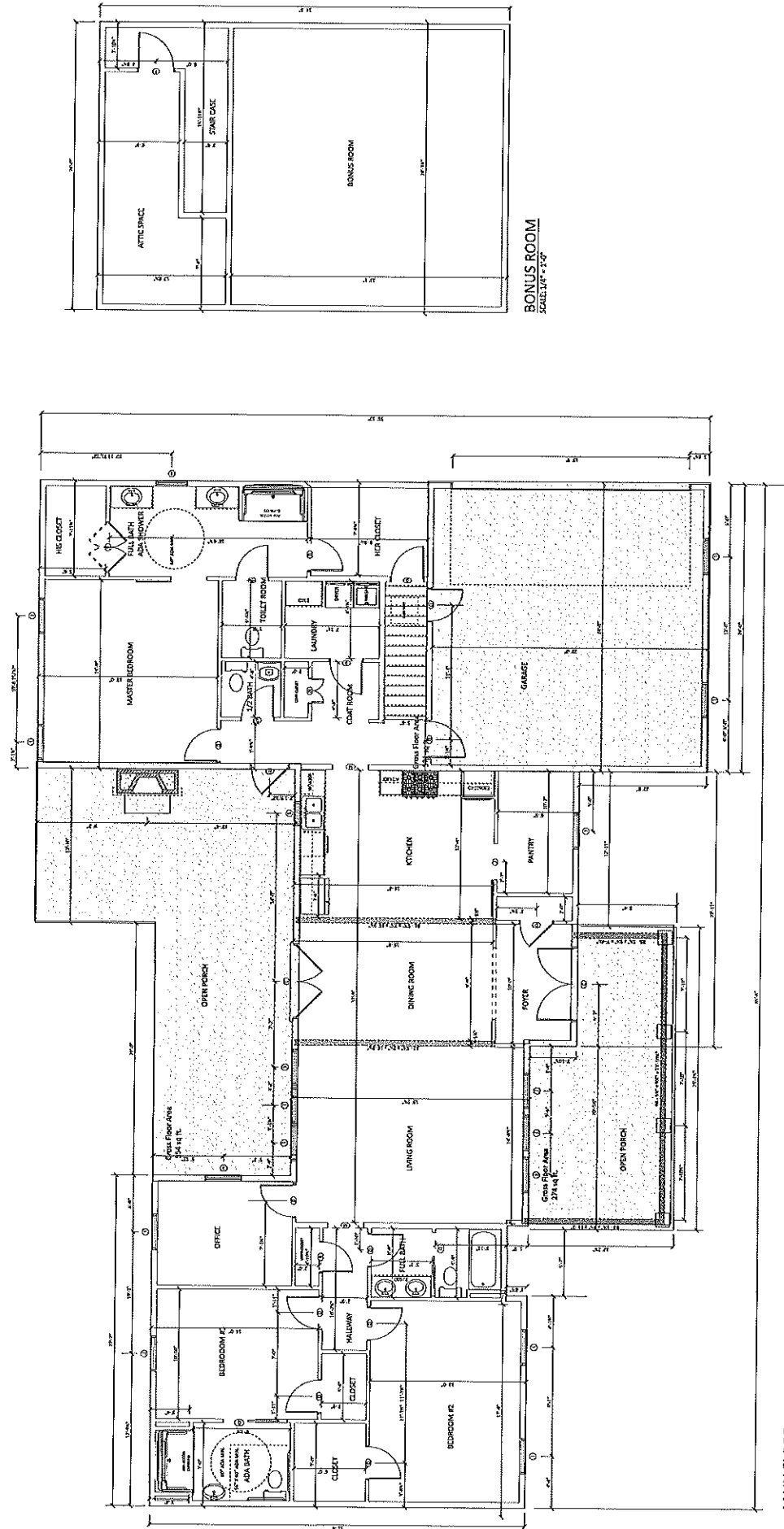
ALL CODES, PERMITS, FEES, AND LAWS
SHOWN ON THESE PLANS SHALL BE
CONSIDERED TO BE INCORPORATED
HEREIN.

Client & Mailing Address:
FAUSCHER, BOUS & ASSOC.

Work Site Address:
0 JONAH ST
TALLAHASSEE, FL 32304
Project ID: 01-095-00-W-4330-0157-0033

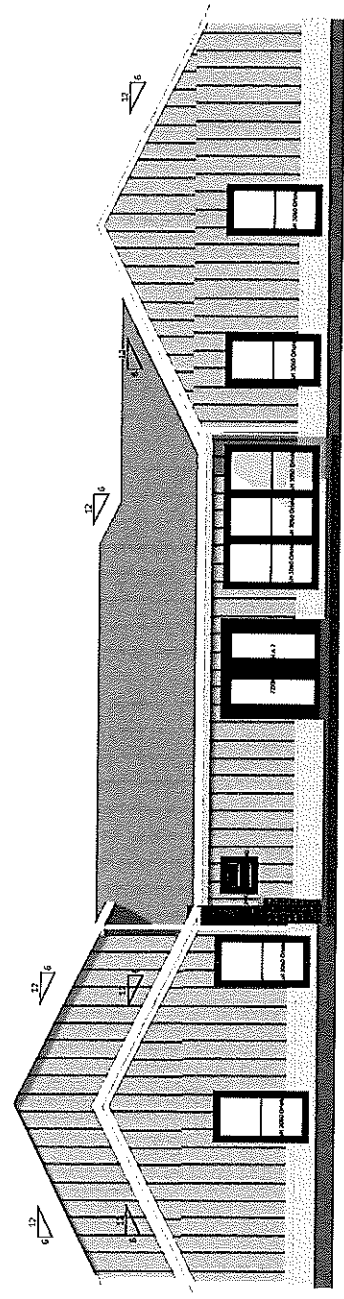
Drawn By: SJA
Checked By: SJA
Revised

Creation Date:
12/28/2022

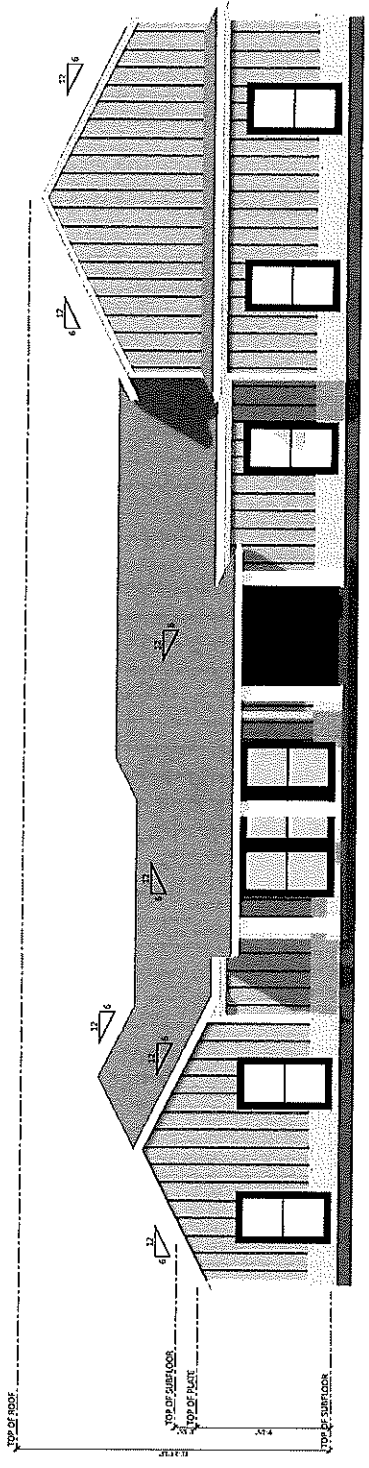


BONUS ROOM
SCALE: 1/4" = 1'-0"

MAIN FLOOR
SCALE: 1/4" = 1'-0"



REAR - North Elevation
SCALE: 1/4" = 1'-0"



FRONT - South Elevation
SCALE: 1/4" = 1'-0"



CONSTRUCTION PERMITTING SOLUTIONS, LLC
3118 W. PROSPECT RD
TAMPAHAWK FLORIDA 33608
850-400-2277

ALL CODES, REG. AGENCIES, AND LOCALS
MUST BE ADHERED TO BY THE DESIGNER AND
SUPERVISOR PRIOR TO THE START OF WORK.

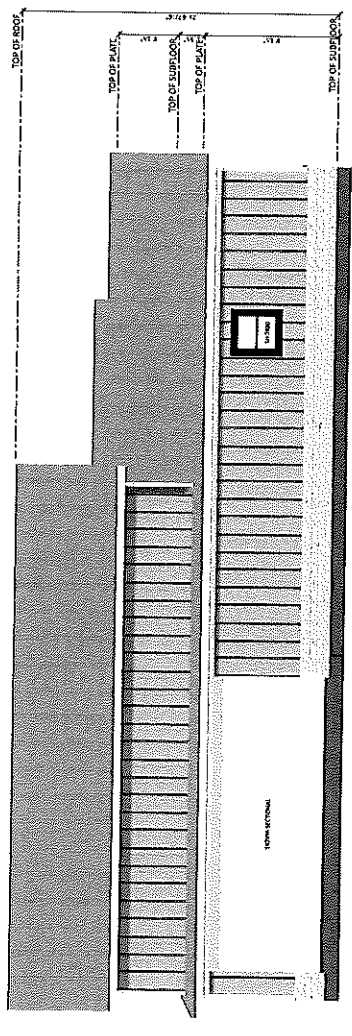
Client Name: 8 Address:
KASOCHA, ROUS & AVE

Work Site Address:
0 10TH ST
ASHLAND CO, IA 52320

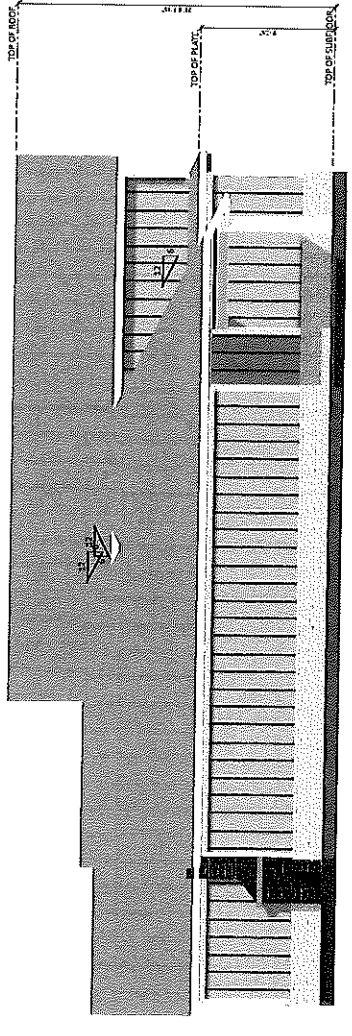
Project ID: 01-095-03-W-8830-0132-0030

Project Name:
Project No.:

Revision Date:
1/28/2022
Revised:



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"