

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, October 8th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA

Joint Workshop – 5p.m.
Historic Guidelines

Regular Meeting – 6p.m.

- 1) Approval of September 17th, 2018 Regular Meeting Minutes.
- 2) Review, Discussion and Decision for Roof line extension on existing accessory structure (**Historic District**) @ 130 Coach Wagoner Blvd, Block 92, Lot(s) 3 through 5, For – John Kannuck, Contractor – Ower/Self
- 3) Review, Discussion and Decision for New Construction of Pool and 6 foot privacy fence (**Historic District**) @ 93 6th Street, Block(s) 180, Lot(s) 9 and 10, For – Paul and Mollie Hill, Contractor – Cox Pools
- 4) Review, Discussion and Decision for 6 foot privacy fence (**Historic District**) @ 166 Avenue B, Block(s) 54, Lot(s) 9 and 10, For – Beall Lalturd, Contractor – Erin Rodriguez Construction.
- 5) Review, Discussion and Decision for Renovation (**Historic District**) @ 12 6th Street, Block(s) 26, Lot(s) 3 and 42' of lot 2, For – Bob & Carlene Dobbie, Contractor – Tim Poloronis.
- 6) Review, Discussion and Decision for Porch Addition @ 252 Highway 98, Block(s) 255 x 112 Neels Addition, For – Marc Wisniewski & Cindy Lamons, Contractor – Builders by the Sea.

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

PAGE BREAK

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, September 17, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Present: Tom Daly, Chairperson. Jim Bachrach, Joe Taylor, Lynn Wilson-Sporhrer. Cindy Clark, City Planner. Lee Mathes, Director of Administration. Cortni Bankston, Permitting and Development Coordinator.

Regular Meeting – 6p.m.

- 1) Approval of July 9th, 2018 Regular Meeting Minutes. **Motion to approve: Jim Bachrach, 2nd: Joe Taylor. 4 in favor to 0 opposed. Motion Carried.**
- 2) Review, Discussion and Decision for new construction for new single family residence (**Historic District**) @ 233 10th Street, Block 162, Lot(s) 6, For – Margarete Rochelle, Contractor – America’s Home Place. **Motion to Approve: Jim Bachrach, 2nd: Joe Taylor. 4 in favor to 0 opposed. Motion Carried.**
- 3) Review, Discussion and Decision for New Construction of 16x10 Open Wood Deck (**Historic District**) @ 114 6th Street, Block(s) 21, Lot(s) 4, For – Anthony (AJ) Smith, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach, 2nd: Lynn Wilson-Sporhrer. 4 in favor to 0 opposed. Motion Carried.**
- 4) Review, Discussion and Decision for New Construction of New Single Family Residence @ 127 Bay Colony Way, Block(s) Bay Colony, Lot(s) 22, For – Gary Settle, Contractor – 1st Choice Builders. **Motion to Approve: Jim Bachrach, 2nd: Joe Taylor. 4 in favor to 0 opposed. Motion Carried.**

Other Discussions

- 5) Gibson Inn @ 53 Ave. C – (Historic District) (C-1 Zone) **Discussion held**

Motion to Adjourn: Jim Bachrach, 2nd: Joe Taylor. Motion Carried.

Chairperson

PAGE BREAK



CITY OF APALACHICOLA

1 Avenue E • Apalachicola, Florida 32320 • 850-653-9319 • Fax 850-653-2205
www.cityofapalachicola.com

Mayor

Van W. Johnson, Sr.

Permit Application Review/C. Clark, City Planner

October 2, 2018

Commissioners

Brenda Ash

John M. Bartley, Sr.

James L. Elliott

Anita Grove

Project: Kannuck accessory structure roof

Address: 130 Coach Wagner Blvd

Parcel Description: Block 92, Lots 3-5

Zoning: R-1

Flood Zone: X

Lot Coverage: undetermined

Setbacks: not consistent

City Administrator

Lee H. Mathes, MMC

Overall review findings:

Site plan needs to show all three lots and all encombrances with dimensions to accurately document lot coverage. ✓

City Clerk

Deborah Guillotte, CMC

City Attorney

J. Patrick Floyd

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

-HISTORIC DISTRICT-

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner John Kannuck
Address 130 Coach wagoner
City Apalachicola State Fl Zip 32320
Phone (503) 887-7433

State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

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

*Reason for Denial

PROJECT TYPE

- New Construction
 Addition
 Alteration/Renovation
 Relocation
 Demolition

- Fence
 Repair (Extensive)
 Variance
 Other: _____

PROPERTY INFORMATION:

Street Address: 130 Coach wagoner ^(14th) City & State Apalachicola Fl. Zip 32320
[] Historic District [] Non-Historic District Zoning District R1
Parcel #: 01-095-09W-8330-0092-0030 Block(s) 92 Lot(s) 3.475

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, EPCL.

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

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

Extending the roof line of my existing pool house to create a covered area for parking a golf cart / lawnmower, using 6x6 post to support outer roof.

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|--------------|-------------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | 2x6 FRAME | |
| Trim | | PLYWOOD + 3 TAB SHINGLE | |
| Foundation | | 6x6 POSTS ON FOOTERS | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | | | |
| Driveways/Sidewalks | | | |
| Other | | | |

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
JOHN KINLUCK,
PROSPECT MORTGAGE,
KRISTY BRANKS BANKS, P.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

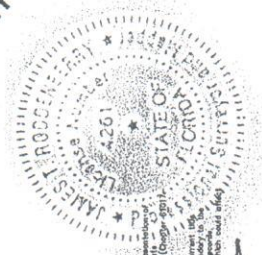
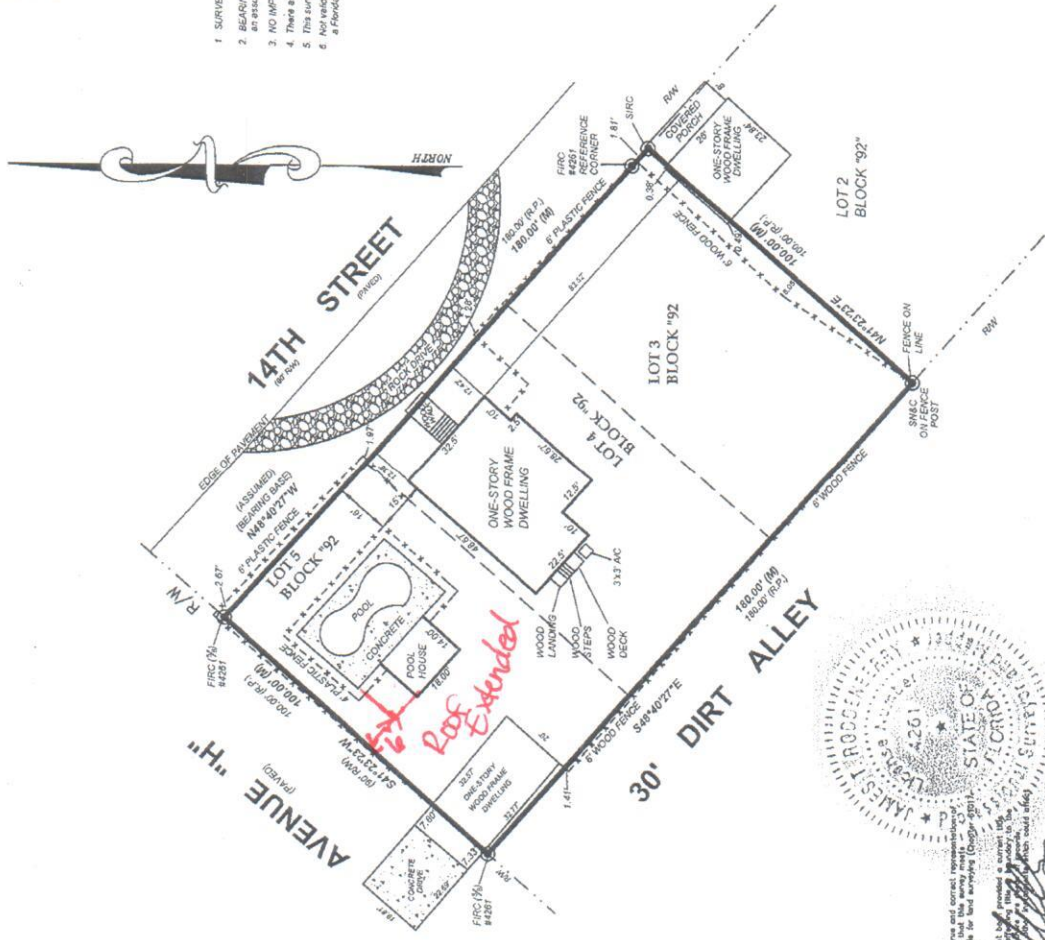
1. SURVEY SOURCE: Reconnet plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeastly right-of-way boundary of 14th Street having an assumed bearing of North 48 degrees 40 minutes 27 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than those shown herein.
4. There are NO VISIBLE ENCROACHMENTS other than those shown herein.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original sealed set of a Florida licensed surveyor and mapper.



- LEGEND**
- ▲ POINT NOT SET OR FOUND
 - FIRC FOUND IRON ROD & CAP
 - SIRC SET 5/8" IRON ROD #7160
 - FCM FOUND CONCRETE MONUMENT
 - M MEASURED
 - RP RECORD PLAT
 - R/W RIGHT-OF-WAY
 - N- NOT TO SCALE
 - SWS SET NAIL & CAP #7160

FLOOD ZONE INFORMATION: Subject property is located in Zone X-1 Flood Hazard Area. Flood Insurance Policy Number: 120089 05285. Index Date: June 17, 2002, Franklin County, Florida.

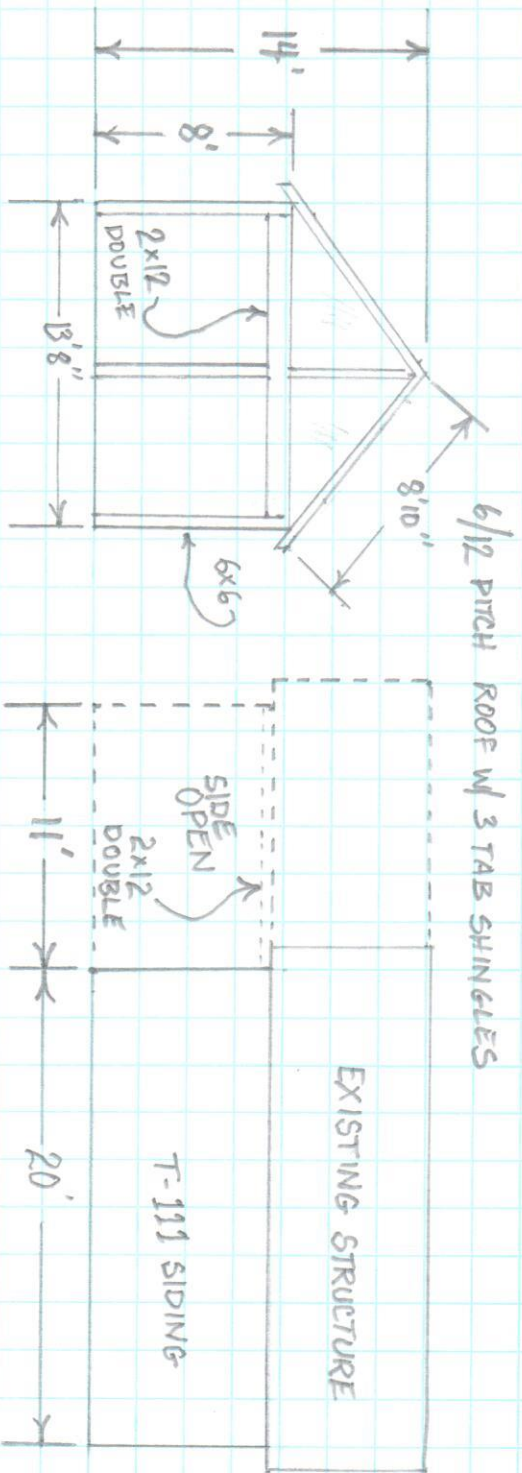
T & A
THURMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MATTERS
 P.O. BOX 300 • 1515 HELDON STREET • SUICHOFF, FLORIDA 32088
 PHONE: (904) 885-5555 FAX: (904) 885-9214
 DATE: 02/06/13 DRAWN BY: JMO
 JOB NUMBER: 00154
 DATE OF LAST FIELD WORK: 02/07/13
 FILE NUMBER: 00154



I hereby certify that this is a true and correct representation of the property shown herein and that the survey complies with the provisions of the Florida Statutes, Chapter 469, and the Florida Administrative Code.

The undersigned surveyor has not provided a current USGS Flood Zone map for this property. It is the responsibility of the client to obtain a current USGS Flood Zone map for this property. The surveyor is not responsible for any errors or omissions in the flood zone information.

James T. Roddenberry
 JAMES T. RODDENBERRY
 Registered Professional Surveyor
 Period: Certificate No. 4261



RE: JAY KANNUCK GOLF CART/LAWNMOWER SHELTER

- 6x6 RAFTERS ON 2' CTR.
- 2x12 LEDGER DOUBLE NOTCHED INTO 6x6 POSTS & THROUGH-BOLTED
- POSTS IN POST BASES ON TOP OF 16x16x12 FOOTERS
- RAFTER TIES ON ALL RAFTERS
- H-CLIPS ON ROOF DECKING
- EAVES ARE 12"
- STRUCTURE WILL BE 6' FROM INSIDE OF PRIVACY FENCE

SCALE: 1/8" = 1'



Parcel Summary

Parcel ID 01-09S-08W-8330-0092-0030
 Location Address 130 14TH STREET
 APALACHICOLA 32320
 Brief BL 92 LOTS 3-4-5 CITY OF APALACH OR 113/360 126/205 182/167 316/205 348/271 403/226 424/320 575/333 636/314 834/143 978/781
 Tax Description* 1090/36
 *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 22.1988
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Kannuck John M
 130 Coach Wagoner Blvd
 Apalachicola, FL 32329

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|---------------------|-----------------|-----------|----------|-------|
| 000188 | SFR CHAPMAN/APALACH | 180.00 | FF | 0 | 0 |

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 1,483
 Heated Area 1,415
 Exterior Walls BD/BTN AVG
 Roof Cover COMP SHNGL
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover CLAY TILE
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 1
 Effective Year Built 1996

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|---------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0610 | SHED WD | 1 | 0x0x0 | 48 | UT | 1982 |
| 0210 | GARAGE U | 1 | 0x0x0 | 300 | UT | 0 |
| 0320 | CONCRETE | 1 | 0x0x0 | 1 | UT | 0 |
| 0370 | DOG HOUSE | 1 | 0x0x0 | 0 | UT | 0 |
| 0060 | CARPORT F | 1 | 0x0x0 | 128 | UT | 0 |
| 0410 | WD FENCE | 1 | 0x0x0 | 60 | UT | 0 |
| 0970 | PLASTIC FENCE | 1 | 0x0x0 | 1,080 | UT | 0 |
| 0980 | POOL CAGE | 1 | 0x0x0 | 1,000 | UT | 2003 |
| 0280 | POOL RES ABOVE AVER | 1 | 0x0x0 | 1 | UT | 2003 |
| | S STONES | 1 | 0x0x0 | 20 | UT | 2003 |



Overview



Legend

-  Parcels
-  Roads
-  City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|------------------------|
| Parcel ID | 01-09S-08W-8330-0092-0030 | Alternate ID | 08W09501833000920030 | Owner Address | KANNUCK JOHN M |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAM | | 130 COACH WAGONER BLVD |
| Property Address | 130 14TH STREET | Acreage | n/a | | APALACHICOLA, FL 32329 |
| | APALACHICOLA | | | | |
| District | 3 | | | | |
| Brief Tax Description | BL 92 LOTS 3-4-5 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 9/24/2018
 Last Data Uploaded: 9/24/2018 7:57:08 AM

Developed by  Schneider
 GEOSPATIAL

NWFWMD Report

Geographical Information

Latitude/Longitude: 29.72237,-84.99460
 Address: 130 14th St, Apalachicola, FL, 32320, USA
 Parcel ID: 01-09S-08W-8330-0092-0030
 Firm Panel (Preliminary): N/A
 Firm Panel (Effective): 12037C0526F

Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Flood Information

Flood Zone Information

Preliminary Flood Zone
 Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A

Effective Flood Zone
 Location of Interest: X
 Parcel: X:100%
 Base Flood Information*: N/A

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

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD(X500)):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

PAGE BREAK



CITY OF APALACHICOLA

1 Avenue E • Apalachicola, Florida 32320 • 850-653-9319 • Fax 850-653-2205
www.cityofapalachicola.com

Mayor

Van W. Johnson, Sr.

Commissioners

Brenda Ash

John M. Bartley, Sr.

James L. Elliott

Anita Grove

City Administrator

Lee H. Mathes, MMC

City Clerk

Deborah Guillotte, CMC

City Attorney

J. Patrick Floyd

Permit Application Review/C. Clark, City Planner

October 2, 2018

Project: Hill pool

Address: 193 6th Street

Parcel Description: Block 180, Lots 9&10

Zoning: R-1

Flood Zone: X

Lot Coverage: undetermined

Setbacks: undetermined

Overall review findings:

Site plan does not include required documentation for setbacks or lot coverage information for development on both lots. If fence is proposed for lot line, utility easement review/approval is needed.

according to ~~City Staff~~ Water + Sewer Dept.,
better to abut property line then
place on property line due to
sewer lines, etc.
According to original building
plans, lot coverage is compliant

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

-HISTORIC DISTRICT-

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Paul and Mollie Hill
Address 193 6th Street
City Apalachicola State FL Zip 32320
Phone (850) 443-3505

Cox Pools State License # CPC 056661
City License # _____ County License # _____
Email Address tdholmes2@comcast.net
Phone (850) 832-3232

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: Pool/Hot Tub

PROPERTY INFORMATION:

Street Address: 193 6th Street City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District R-1

Parcel #: 01-095-08W-8330-0180-0090 Block(s) 180 Lot(s) 9+10

FEMA Flood Zone/Panel #: X as per Flood Insurance Rate Map Community Panel
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

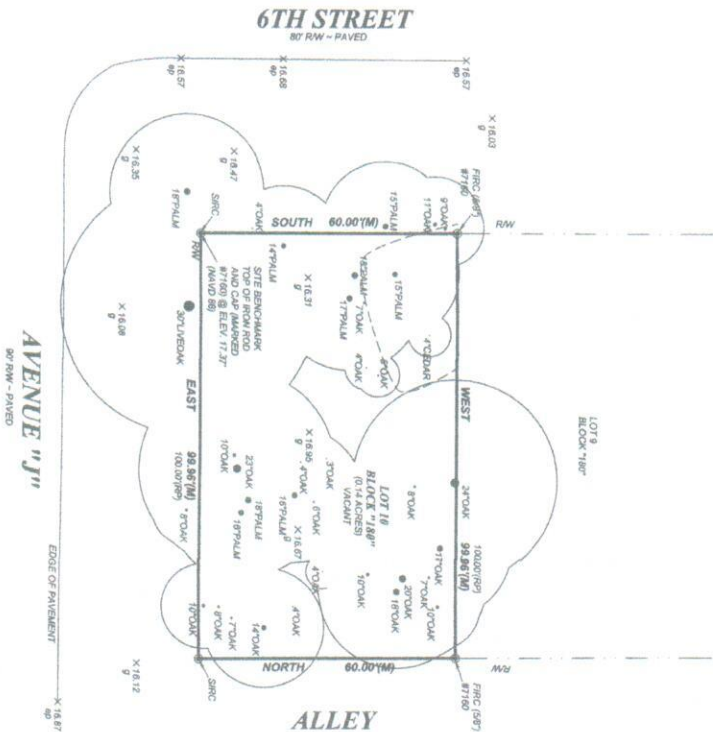
NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCL.

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

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

Pool/Hot Tub to be located adjacent to screened porch and garage. The Pool/Hot Tub is proposed as 14' wide by 28' long with a 3' wide apron. Materials will be gunite for pool and stone pavers for the apron. Fence will be wood.

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|--------------|----------------------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | | Wood 6' | |
| Driveways/Sidewalks | | | |
| Other | | | |
| Pool/Hot Tub | Cox Pools | Gunite Pool Stone Paver Apron | |



LEGAL DESCRIPTION:
 Lot 10, Block 18B of CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

LEGEND

| | |
|-----|----------------------------|
| FCR | FOAM CONCRETE CONFINEMENT |
| RC | REINFORCED CONCRETE |
| AS | ASBESTOS |
| NT | NOT TO SCALE |
| △ | POINT NOT SET ON ROUND |
| SNC | SETBACK FROM ROAD AND CURB |
| FRC | FOAM REINFORCED CONCRETE |
| RP | REINFORCED PLASTER |
| RD | ROAD |
| CD | CONCRETE FOUNDATION |

- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: East is right-of-way boundary of 6th Street.
 3. NO ENCROACHMENTS 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 related seal of a Florida licensed surveyor and mapmaker.
 7. Encumbrances shown hereon were established by being MADE BY Deed.

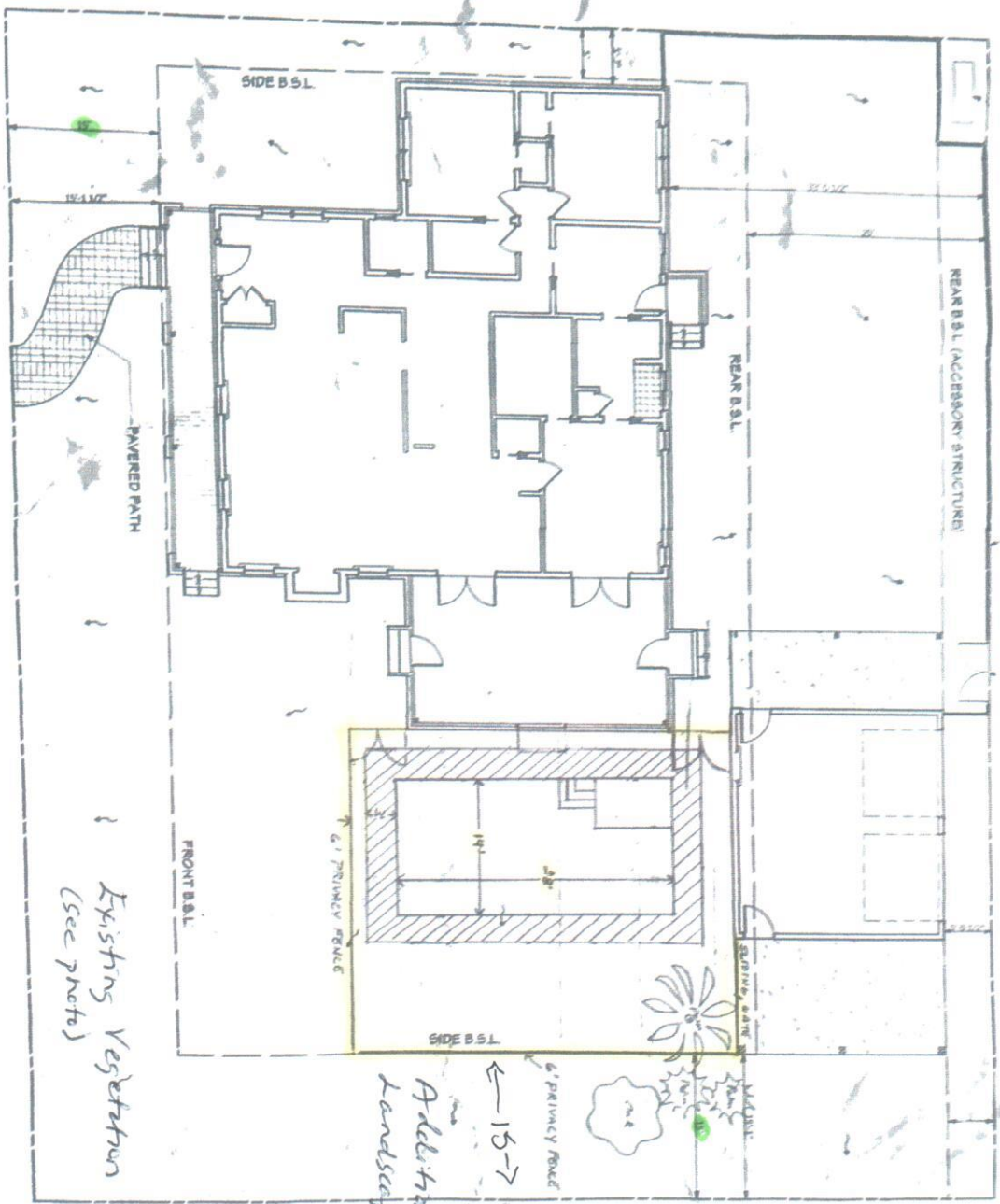
I, Surveyor, certify that this map and plat were prepared under my supervision and that the data thereon were obtained by means of a survey conducted by me or under my direct supervision and that I am a duly licensed and active member of the Florida Board of Surveyors and I am duly sworn to the truth and accuracy of the data thereon and that I am a duly licensed and active member of the Florida Board of Surveyors and I am duly sworn to the truth and accuracy of the data thereon.

THURMAN RODDENBERRY & ASSOCIATES, INC.
 128 N.W. 11th St.
 Ft. Lauderdale, Florida 33304-1118
 Phone: (954) 584-1118
 Fax: (954) 584-1118

TR & A
 THURMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPMAKERS
 P.O. BOX 198 • 135 SHELDON STREET • SOUTHPORT, FLORIDA 32589
 PHONE NUMBER: 904-863-5218 • FAX NUMBER: 904-863-1118
 128 N.W. 11th St.

FLOOD ZONE INFORMATION:
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120080 0528F, dated February 5, 2014, Franklin County, Florida.

| | | | |
|-----------------|-----------------------------------|--------------------|------------------|
| DATE: 03/09/17 | DRAWN BY: MD | N.B. PLATING | COUNTY: FRANKLIN |
| FILE: 17095.DWG | DATE OF LAST FIELD WORK: 03/09/17 | JOB NUMBER: 17-005 | |



PLOT PLAN

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

6TH STREET

AVENUE "J"

ALLEY

Existing Vegetation
(See photo)

Additional
Landscaping

← 15' →

6' PRIVACY FENCE

6' PRIVACY FENCE

APPROXIMATE LOCATION
OF PROPANE TANK

6' PRIVACY FENCE

PRIVACY GATE

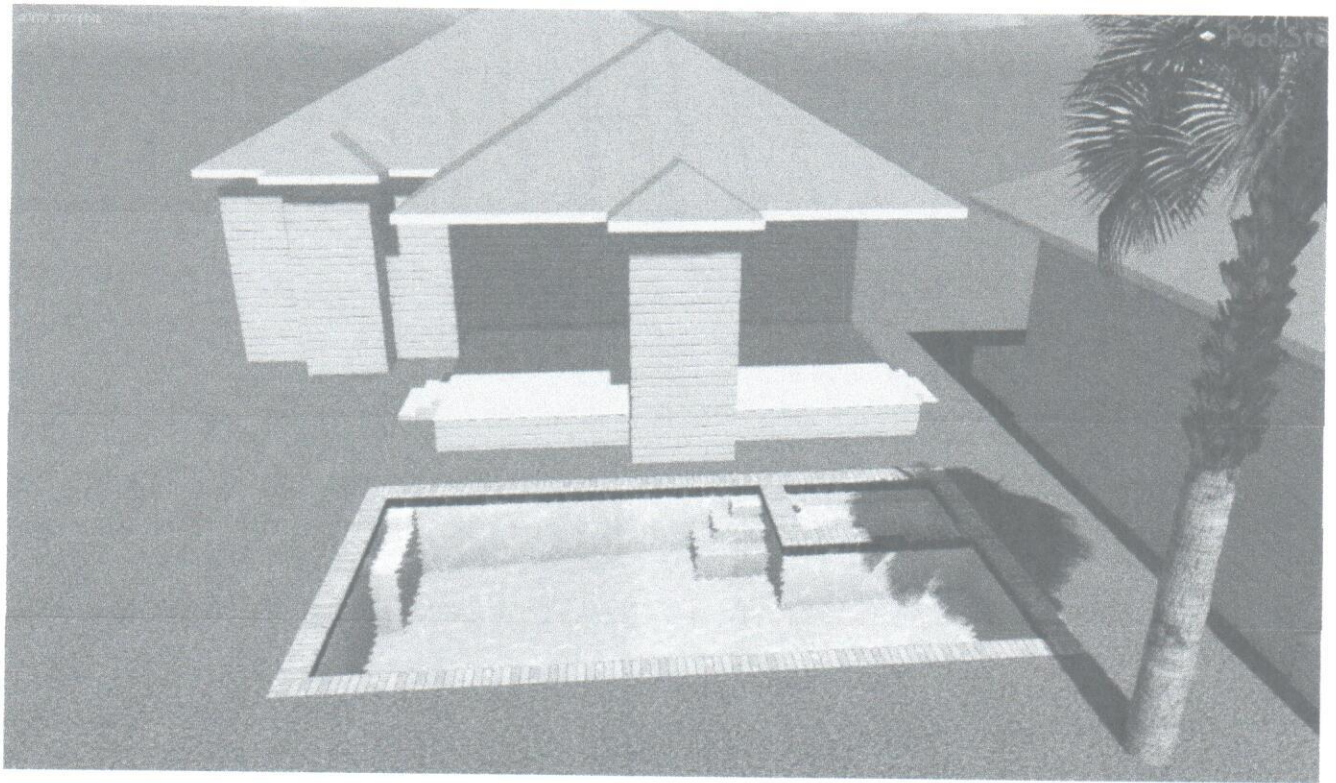
REAR B.S.L. (ACCESSORY STRUCTURE)

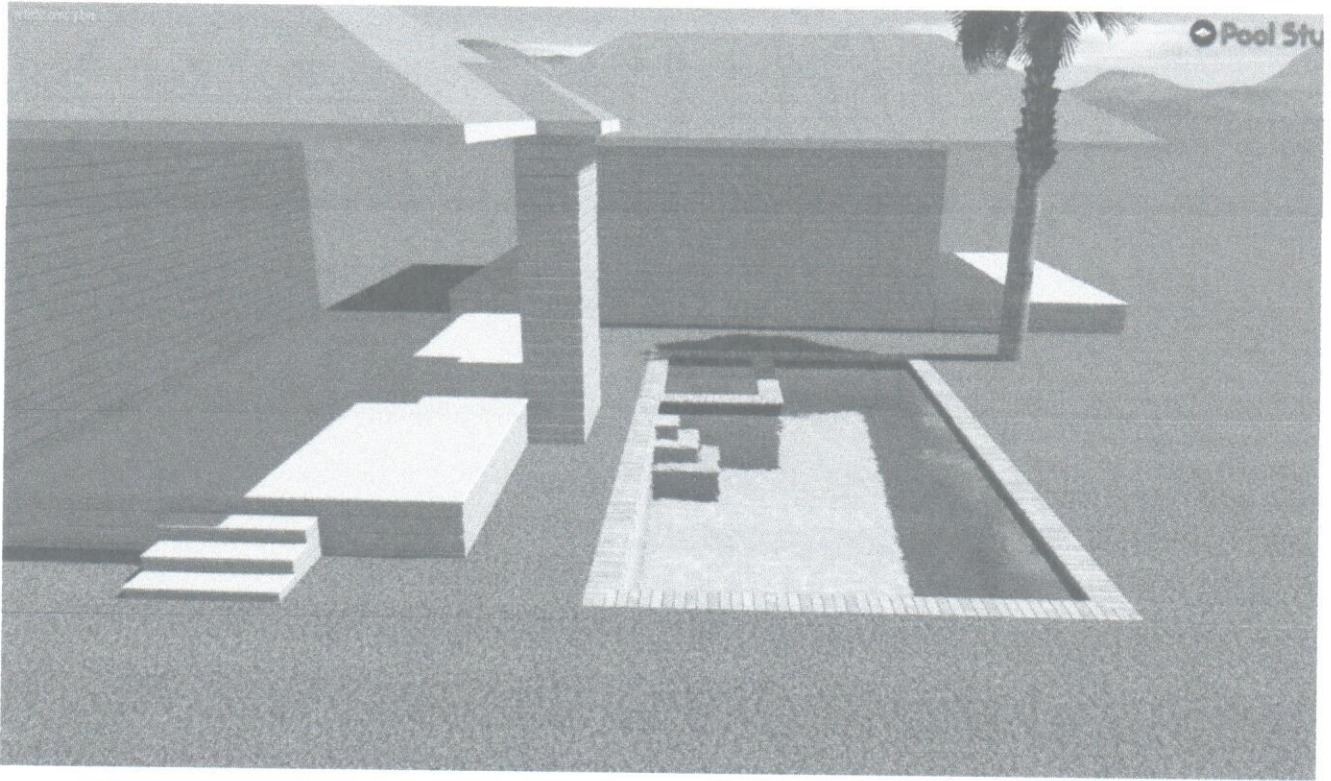
REAR B.S.L.

SIDE B.S.L.

FRONT B.S.L.

PAVED PATH





PAGE BREAK



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Mayor
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Permit Application Review/C. Clark, City Planner

October 2, 2018

Commissioners
Brenda Ash
John M. Bartley, Sr.
James L. Elliott
Anita Grove

Project: Beall fence
Address: 166 Avenue B
Parcel Description: Block 54, lots 9&10
Zoning: R-1
Flood Zone: X
Lot Coverage: not applicable
Setbacks: not applicable

City Administrator
Lee H. Mathes, MMC

Overall review findings:

Application needs utility easement review/approval prior to permitting.

City Clerk
Deborah Guillotte, CMC

City Attorney
J. Patrick Floyd

No utility issue as long as applicant
doesn't go beyond property line ~~at~~
~~above property line~~

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Beall-Lattwa
Address 166 Avenue B
City Apalachicola State FL Zip 32320
Phone (850) 556-7749

State License # CGC1521107
City License # 07-031 County License # 20181683
Email Address erin@ericonstructionllc.com
Phone (850) 323-1601

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: Same City & State Same Zip Same

Historic District Non-Historic District Zoning District R-1

Parcel #: 01-095-08W-8330-0054-0090 Block(s) SA 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.

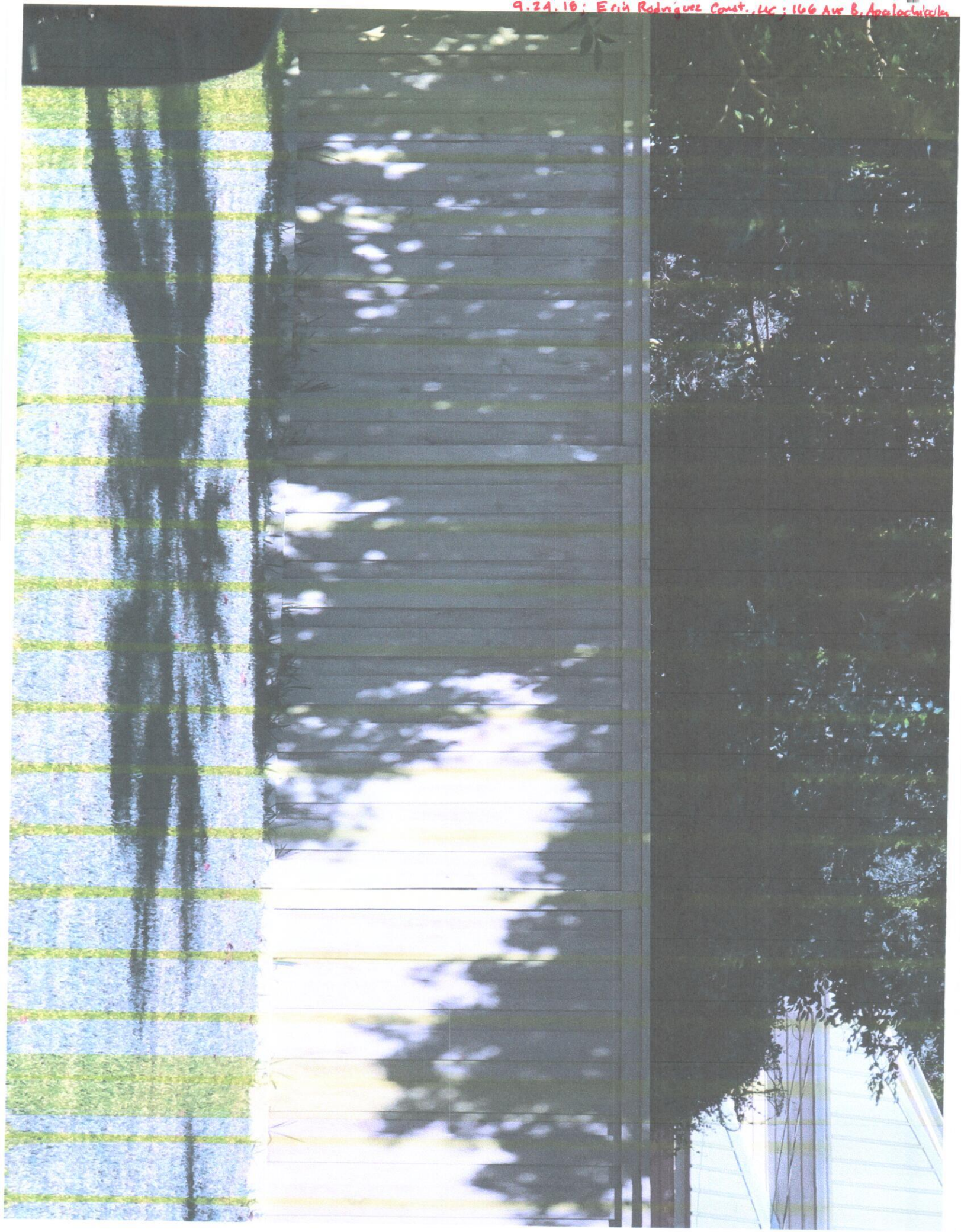
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Wood Privacy Fence -- 6 ft. Height

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|--------------|-----------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | Custom | 6' wood Privacy Fence | |
| Driveways/Sidewalks | | | |
| Other | | | |

9.24.18; Eriq Rodriguez Const., LLC; 166 Ave B, Apalachicola



PAGE BREAK



CITY OF APALACHICOLA

1 Avenue E • Apalachicola, Florida 32320 • 850-653-9319 • Fax 850-653-2205
www.cityofapalachicola.com

Mayor

Van W. Johnson, Sr.

Commissioners

Brenda Ash

John M. Bartley, Sr.

James L. Elliott

Anita Grove

City Administrator

Lee H. Mathes, MMC

City Clerk

Deborah Guillotte, CMC

City Attorney

J. Patrick Floyd

Permit Application Review/C. Clark, City Planner

October 2, 2018

Project: Dobbie renovation

Address: 12 6th Street

Parcel Description: Block 26, Lots 3 and 42' of lot 2.

Zoning: R-1

Flood Zone: X and AE12. Flood zone not within footprint of development.

Lot Coverage: 36% as per survey

Setbacks: proposed new construction consistent with setbacks.

Overall review findings:

Existing structure is nonconforming as to front setback but proposed activity removes some of the nonconformity and expands heated and cooled space within required setbacks/lot coverage. As per ordinance 2017-05 (Section IV (C)2(a) "An expansion in square footage for either historic or nonhistoric structures shall be permitted where such expansion meets all requirements of this code, including those of section III.A.3.b when a variance is needed."

Staff finds proposed development consistent with all applicable requirements.

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____

City Representative _____

Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner BOB & CARLENE DOBBIE

State License # RG 00 66 88 2

Address 12 6TH ST

City License # 04-204 County License # 859

City APALACHICOLA State FL Zip 32320

Email Address dpoloroni@s.com

Phone (256) 348-5682 / (850) 653-8167

Phone (850) 653-6612

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

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition (Which is New Construction)
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 12 6TH ST City & State APALACHICOLA, FL Zip 32320

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

Parcel #: # 01-095-08W-8330-0026-0020 Block(s) 26 Lot(s) 3/2

FEMA Flood Zone/Panel #: X-0.2 (house)
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

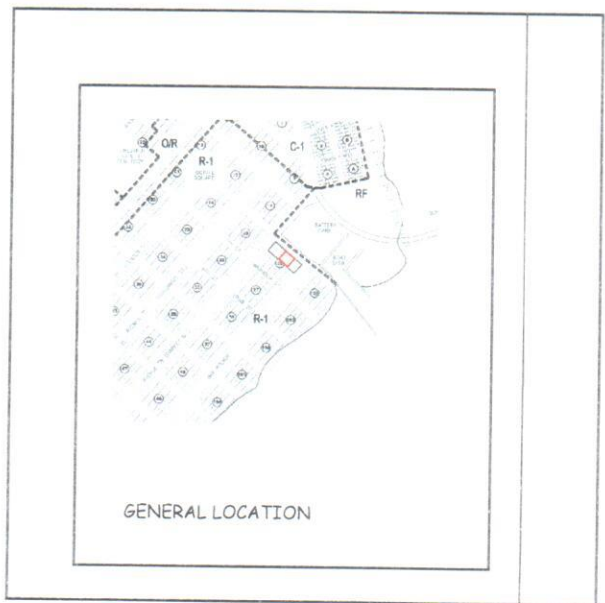
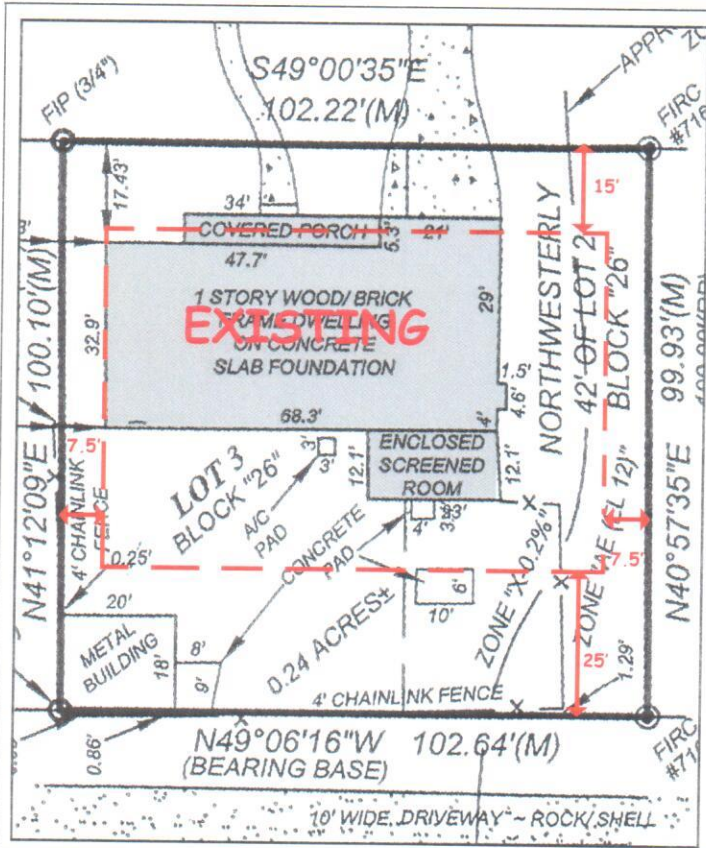
NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

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

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

1. REMOVE REAR ROOM MOVING IT TO THE CENTER OF THE HOUSE. THIS WILL BE A NEW KITCHEN WITH A GABLE ROOM ROOF TO MATCH THE HOUSE.
2. REMOVE THE FRONT AREA OF THE GARAGE MOVING THE FRONT WALL BACK TO ALIGN W/ HSE.

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|--------------------|------------------------------|-----------------------|
| Siding | HARDI | LAP & SHINGLE | |
| Doors | THERMA TRU | SINGLE & DOUBLE GLAZED | |
| Windows | MI WINDOWS | DOUBLE HUNG AND CASEMENT. | |
| Roofing | ASPHALT SHINGLE | TO MATCH EXISTING | |
| Trim | HARDI | 3/4" - 5/4" | |
| Foundation | - | WOOD OR BRICK | |
| Shutters | - | NA | |
| Porch/Deck | - | WOOD @ FRONT | |
| Fencing | - | NA | |
| Driveways/Sidewalks | - | NA | |
| Other | | | |



DOBBIE 12 6th PROPOSED SITE PLAN

DATE: 22 SEPTEMBER 2018

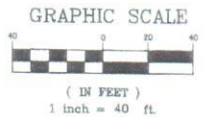
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AS1

George Coon Inc, 180 5th Street, Apalachicola, Florida 32320, (850)227-6898 www.georgecooninc.com

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 ROBERT WILLIAM DOBBIE and CARLENE MAREE DOBBIE,
 TALLAHASSEE TITLE GROUP, L.L.C.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



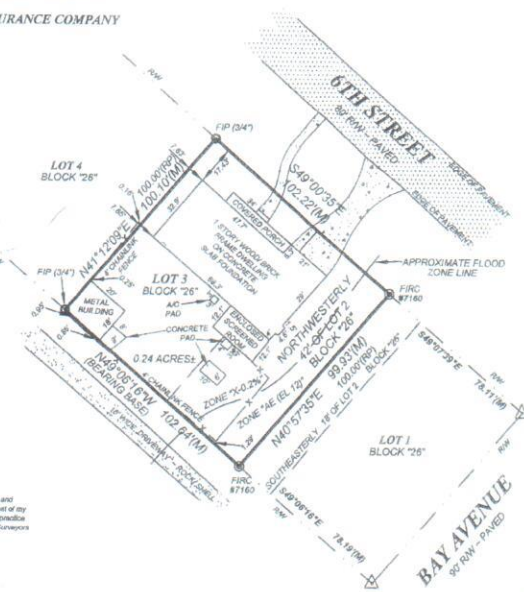
LEGEND

| | |
|------|----------------------------------|
| M | MEASURED |
| RP | RECORDED PLAT |
| FCM | FOUND CONCRETE MONUMENT |
| SIRC | SET (SIR) IRON ROD AND CAP #7160 |
| FIRC | FOUND (SIR) IRON ROD AND CAP |
| FIP | FOUND IRON PIPE |
| RW | RIGHT-OF-WAY |
| --- | NOT TO SCALE |
| △ | POINT NOT SET OR FOUND |

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards by practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 11-17.001(2)(d)).

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

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



NOTES:

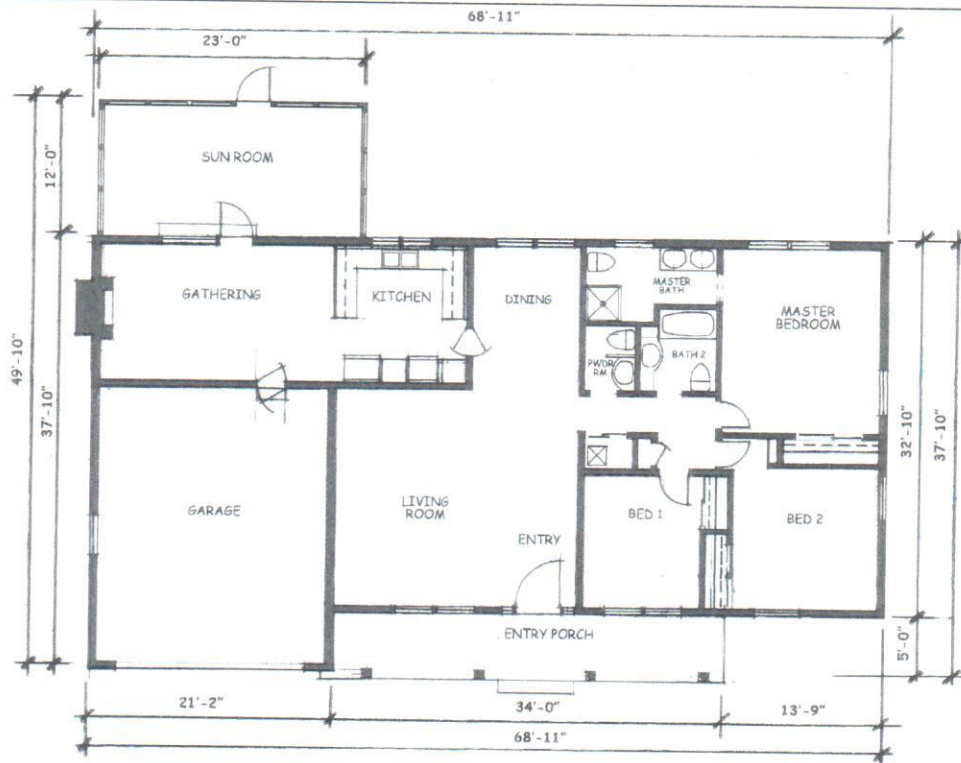
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly boundary of subject parcel being North 49 degrees 06 minutes 16 seconds West as per a previous survey performed by this firm. (Job No. 17-290, dated 07/26/17).
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGAL DESCRIPTION:
 Lot 3, Block "26" and the Northwesterly 42' of Lot 2, Block "26" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Court of Franklin County, Florida

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X-0.2%" and "AE (EL 12)" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida

| | | | |
|-------------------|---|--------------------|------------------|
| TR & A | James T. Roddenberry & Associates, Inc. | | |
| | PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 188 • 221 SHELTON STREET • TOPSHOPE, FLORIDA 32384 PHONE: 904.940.0700 FAX: 904.940.1111 E-MAIL: JTR@TRANDASSOCIATES.COM | | |
| DATE: 01/30/18 | DRAWN BY: BS | NO. 987 PLS.2 | COUNTY: Franklin |
| FILE: 17290.DWG | DATE OF LAST FIELD WORK: 01/30/18 | JOB NUMBER: 17-290 | |



EXISTING HOUSE PLAN
SCALE: 1/8"

DOBBIE 12 6th MEASURED DRAWINGS

SCALE: AS SHOWN

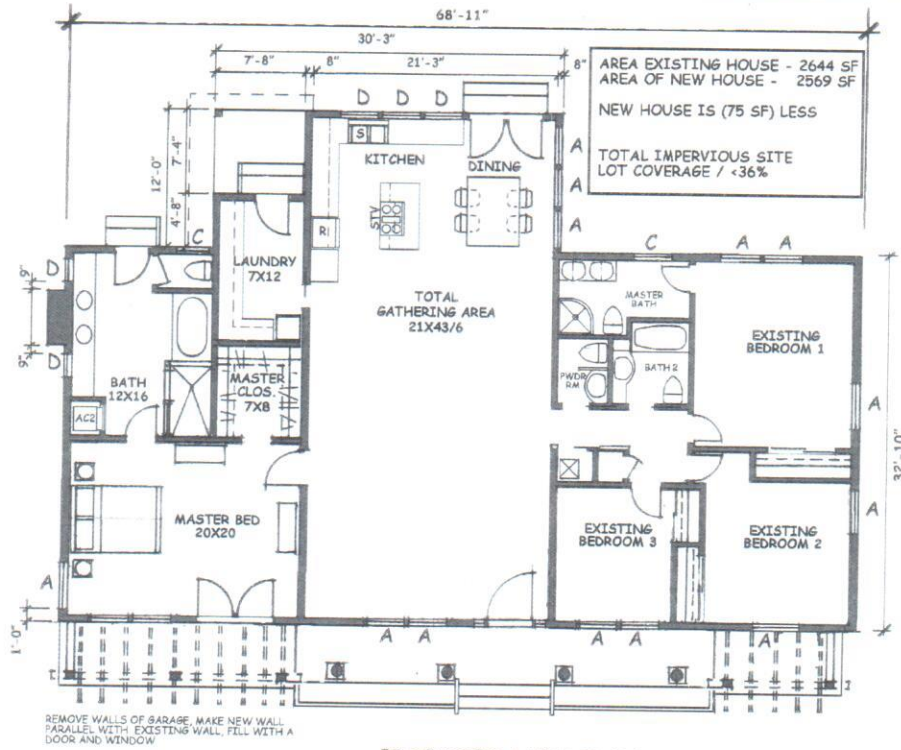
DATE: 22 SEPTEMBER 2018

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A1



PROPOSED NEW PLAN
 SCALE: 1/8"

DOBBIE 12 6th HOUSE

SCALE: AS SHOWN

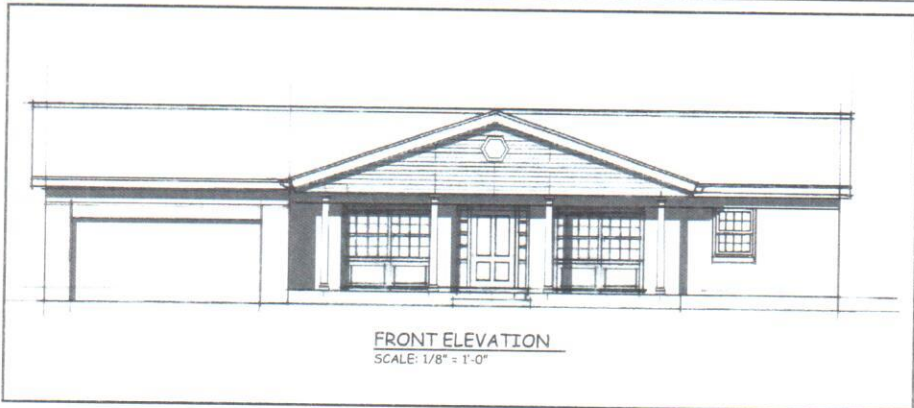
DATE: 22 SEPTEMBER 2018

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A2

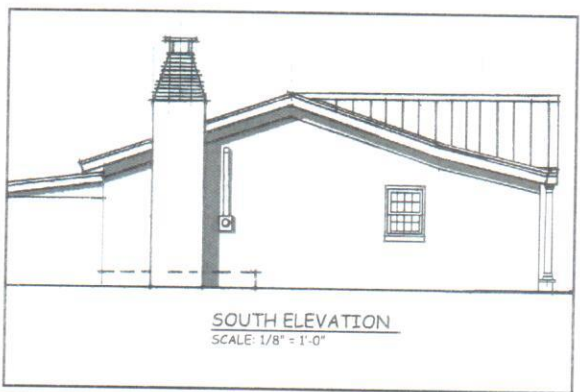
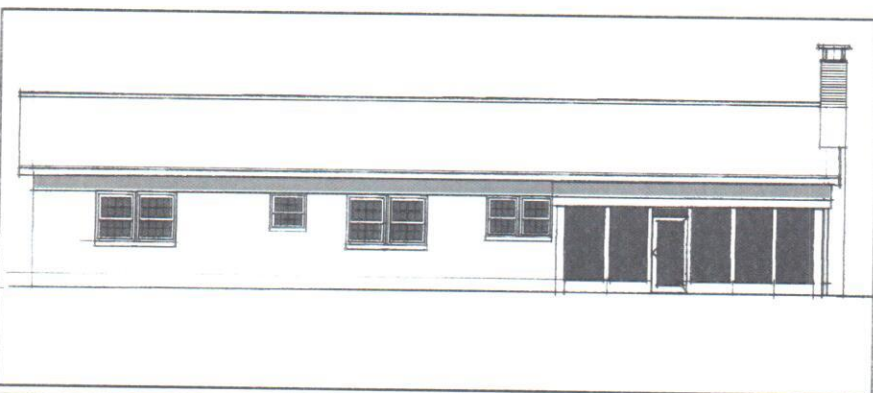
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

DOBBIE 12 6th MEASURED DRAWINGS

SCALE: AS SHOWN

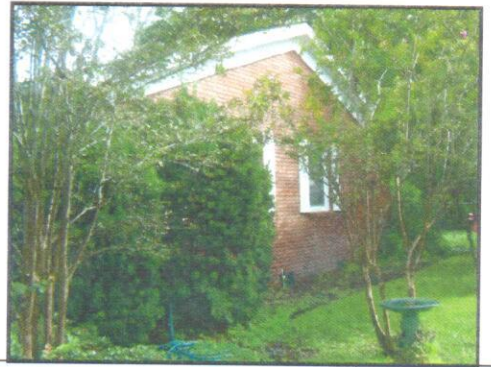
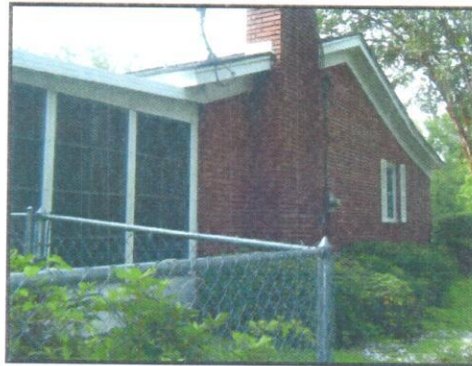
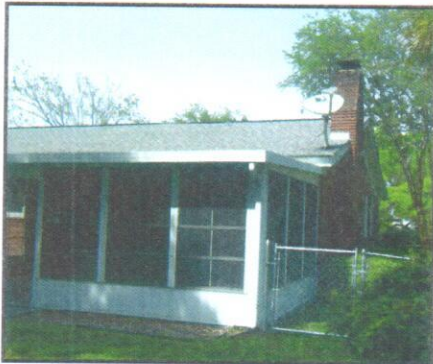
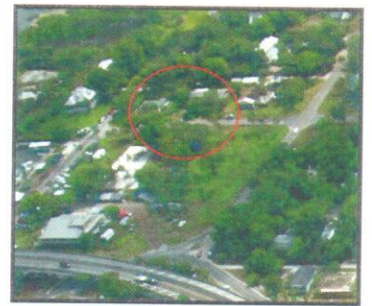
DATE: 22 SEPTEMBER 2018

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A3



DOBBIE 12 6th GENERAL PHOTOGRAPHS

DATE: 22 SEPTEMBER 2018

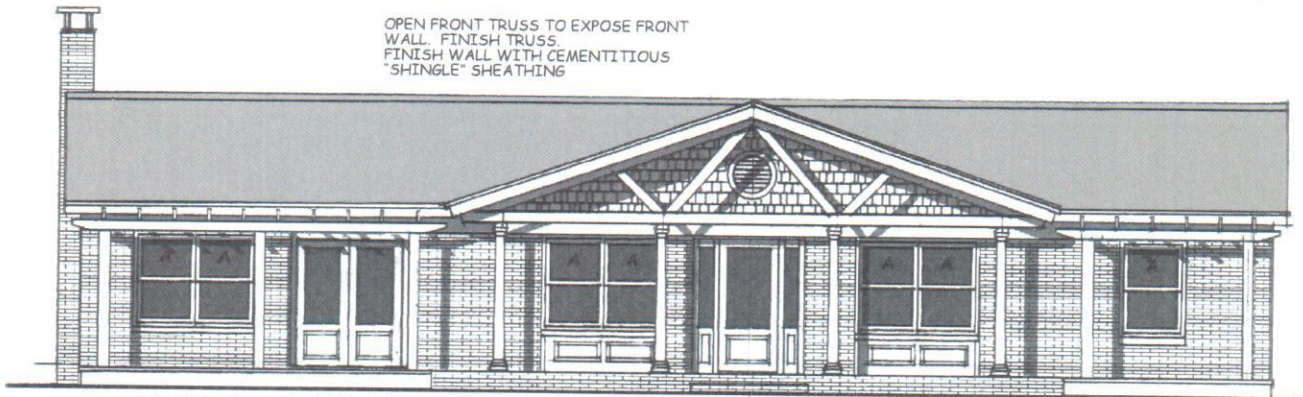
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A3A

OPEN FRONT TRUSS TO EXPOSE FRONT
WALL. FINISH TRUSS.
FINISH WALL WITH CEMENTITIOUS
"SHINGLE" SHEATHING



REMOVE FRONT WALL OF GARAGE.
REPLACE WITH NEW BRICK WALL AND
REPAIR ROOF.
ALIGN WITH EXISTING FRONT, SEE PLAN.
MAKE NEW WALL OF BRICK WITH WINDOW
& FRENCH PANELLED DOOR.

WINDOWS PLACED IN EXISTING
OPENINGS WHEN FEASIBLE

PROPOSED FRONT (EAST) ELEVATION
SCALE: 3/16" 9-21-2018

DOBBIE 12 6th FRONT (EAST) ELEVATION

SCALE: AS SHOWN

DATE: 22 SEPTEMBER 2018

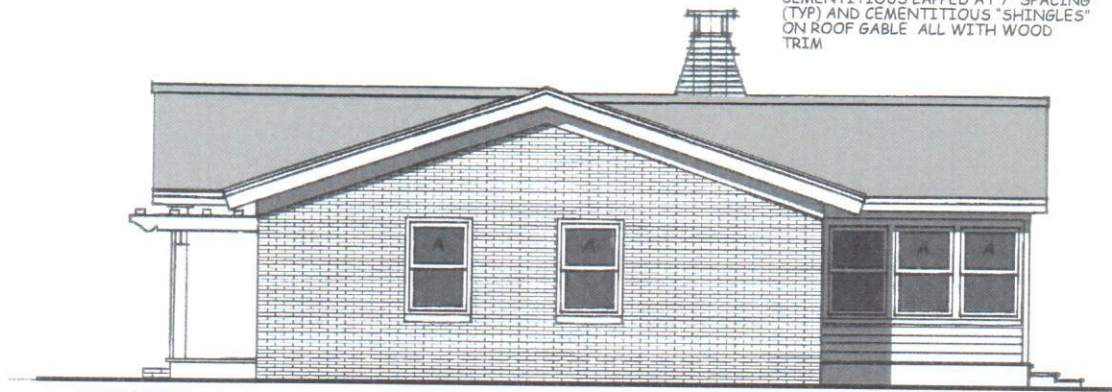
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A4

NOTES: ALL NEW ROOFING TO MATCH EXISTING ASPHALTIC SHINGLES. NEW SIDING AT REAR GABLE TO BE CEMENTITIOUS LAPPED AT 7" SPACING (TYP) AND CEMENTITIOUS "SHINGLES" ON ROOF GABLE. ALL WITH WOOD TRIM.



FRONT TRELLIS OF STAINED WOOD 2X WITH 8 INCH POSTS ON A WOOD DECK BOTH SIDES

WINDOWS PLACED IN EXISTING OPENINGS

12'-0"
ALIGN WINDOW HEIGHTS WITH NORTH SIDE BRICK WINDOWS

PROPOSED NORTH ELEVATION
SCALE: 3/16"

DOBBIE 12 6th NORTH ELEVATION

SCALE: AS SHOWN

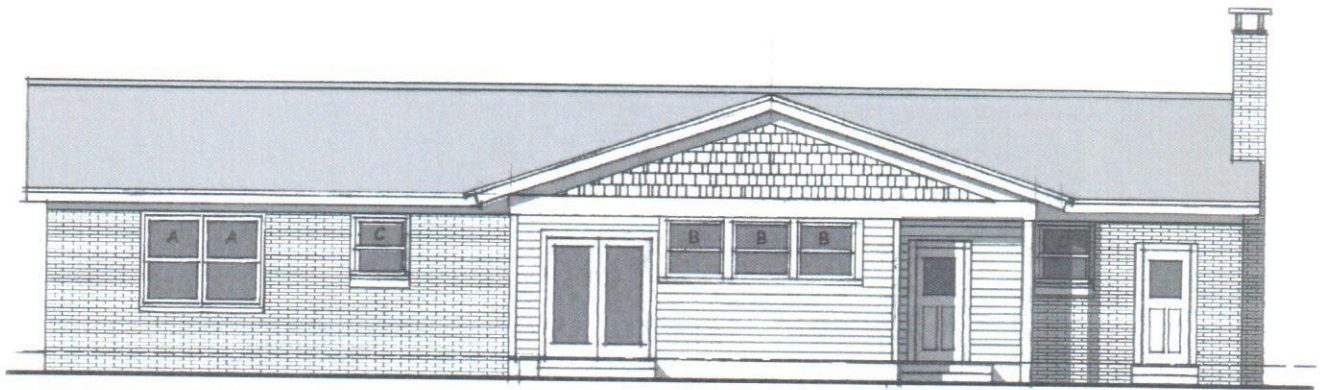
DATE: 22 SEPTEMBER 2018

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A5



REUSE EXISTING WINDOW OPENINGS
FOR NEW WINDOWS WHERE POSSIBLE

8" (Inside) 21'-3" 8" (Inside) / -8"
 30'-3" 2'-8" 3'-2"

PROPOSED GABLE ADDITION AT REAR
 SCALE: 3/16" 9-21-2018

DOBBIE 12 6th REAR (WEST) ELEVATION

SCALE: AS SHOWN

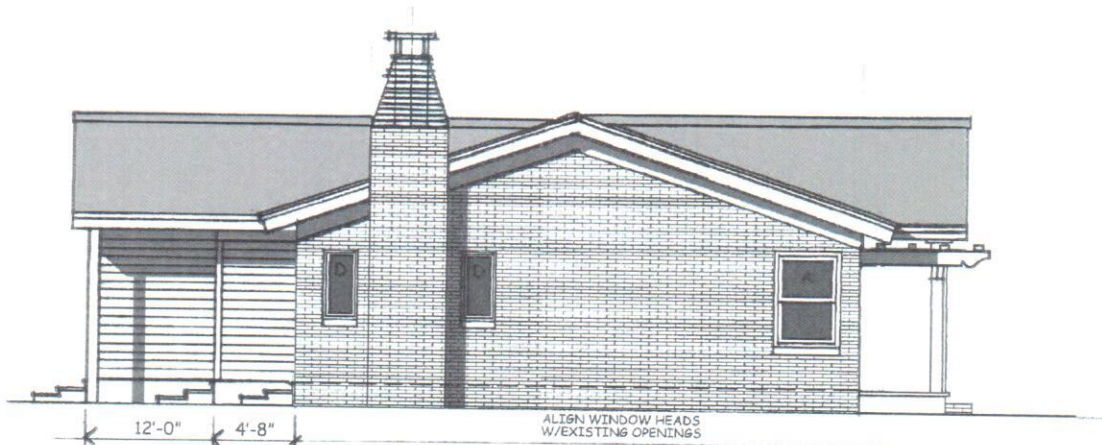
DATE: 22 SEPTEMBER 2018

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A6



PROPOSED SOUTH ELEVATION
SCALE: 3/16" 9-21-2018

DOBBIE 12 6th REAR (WEST) ELEVATION

SCALE: AS SHOWN

DATE: 22 SEPTEMBER 2018

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A7

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CITY OF APALACHICOLA

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www.cityofapalachicola.com

Mayor
Van W. Johnson, Sr.

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City Administrator
Lee H. Mathes, MMC

City Clerk
Deborah Guillotte, CMC

City Attorney
J. Patrick Floyd

Permit Application Review/C. Clark, City Planner

October 2, 2018

Project: Wisiewski/Lamons renovation
Address: 252 Highway 98
Parcel Description: 255x112 Neels Addition
Zoning: R-1
Flood Zone: AE13
Lot Coverage: undetermined but assumed compliant - large parcel
Setbacks: consistent

Overall review findings:

Is the existing house consistent with FEMA requirements? What is the elevation of existing house? Current law requires 14' elevation. Is the proposed renovation consistent with FEMA requirements? Is this an expansion to a nonconforming floodplain structure? If so, code requires applicant to document structure value against proposed renovation value. Proposed renovation cost may not exceed 50% of value of structure over the life of structure. Floodplain Management Permit Application not complete. Needs to show elevation information, document enclosure materials and additional type of foundation/ electrical and mechanical equipment info. Plans must show compliance with required FEMA requirements.

has been Resolved

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

-HISTORIC DISTRICT-

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Marc Wisniewski/Cindy Lamons
Address 181 Coventry Rd.
City Decatur State GA Zip 30030
Phone (703) 402-1909

State License # RR0067644
City License # _____ County License # 2018-798
Email Address buildersbythesea@fairpoint.net
Phone (850) 927-3628

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 checked="" 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: _____ |
| <input type="checkbox"/> Demolition | |

PROPERTY INFORMATION:

Street Address: 252 HWY 98 City & State APALACHICOLA, FL Zip 32320

Historic District Non-Historic District Zoning District _____

Parcel #: 01-09S-08W-8360-0005-0130 Block(s) 255 x 112 Neels

FEMA Flood Zone/Panel #: AE (BFE: 11')
(For AE, AO, AH or VE. Please complete attached Flood Application)

Addition

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, LDC.

Curtis Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 203) Phone
(850)653-5023 Cell
curtibankston@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).

Scope of work includes pouring concrete foundation and framing new roof approximately 15'7" wide by 28'3" long, on the South West corner of the existing building, for screened in porch addition. Roof to be gable style with open rafters as shown on attached plans. South side windows leading to screened porch to be removed and replaced with white three panel patio door.

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|----------------------|----------------|---|-----------------------|
| Siding | N/A | | |
| Doors | Mi | 3 panel patio sliding door, white, alum., Low-E, Tempered, DP Rule ID: 120-3HW PD, Calc. DP Rating: 55.13 | FL ID: 22401 |
| Windows | | | |
| Roofing BY OTHERS | | | |
| Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | CONCRETE PATIO | CONCRETE - NATURAL COLOR | |
| Fencing | | | |
| Driveways/Sidewalks | | | |
| Other | | 20/20 SCREEN - CHARCOAL W/ WHITE ALUMINUM TRACKS | |

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

8/24/18

DATE



SIGNATURE OF APPLICANT

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: MARC WISNIEWSKI AND CINDY LAMONS

ADDRESS: 181 COVENTRY ROAD

CITY, STATE & ZIP CODE: DECATUR, GA 30030 PHONE # (703)402-1909

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: BUILDERS BY THE SEA, INC. - GARY D. BARTLETT

ADDRESS: 700 WEST PINE AVENUE

CITY, STATE & ZIP CODE: ST. GEORGE ISLAND, FL 32328 PHONE # (850)927-3628

STATE LICENSE NUMBER: RR0067644 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 252 HWY 98, APALACHICOLA, FL 32320

PROPOSED USE OF SITE: SINGLE FAMILY HOME

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

PROPERTY PARCEL ID # 01-09S-08W-8360-0005-0130

LEGAL DESCRIPTION OF PROPERTY: 255X112 NEELS ADDITION

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other

Addition, Alteration or Renovation to building. **SCREENED PORCH ADDITION**

Distance from property lines: Front **80'** Rear **65'** L. Side **15'**
 R. Side **32'**
 Cost of Construction \$ **\$26,000.00** (Assessed Value: \$158,473) Square Footage **434**
 EPI Flood Zone **AE13** Lowest Floor Elevation **10.32**
 Area Heated/Cooled **0** # Of Stories **1** # Of Units
 Type of Roof **GABLE** Type of Walls Type of Floor **CONCRETE**
 Extreme Dimensions of: Length **28** Height **8** Width **15.5**

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

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

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

Signature of Owner or Agent

Signature of Contractor

Date:

Date: **8/24/18**

Notary as to Owner or Agent

Notary as to Contractor

My Commission expires:

My Commission expires:

APPLICATION APPROVED BY:

BUILDING OFFICIAL

FLOOD PLAIN MANAGEMENT
PERMIT APPLICATION REVIEW

DATE: 08/23/2018

PERMIT #: _____

NAME: MARC WISNIEWSKI AND CINDY LAMONS
MAILING ADDRESS: 181 COVENTRY ROAD
PHONE: (703)402-1909

CITY/STATE/ZIP: DECATUR, GA 30030

STREET ADDRESS: 252 HIGHWAY 98, APALACHICOLA, FL 32328

LEGAL DISCRPTION: 255 X 112 NEELS ADDITION

PARCEL ID #: 01-09S-08W-8360-0005-0130

DESCRIBE DEVELOPMENT: Scope of work includes pouring concrete foundation and framing new roof approximately 15'7" wide by 28'3" long, on the South West corner of the existing building, for screened in porch addition. Roof to be gable style with open rafters as shown on attached plans. South side windows leading to screened porch to be removed and replaced with white three panel patio door.

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

FLOOD ZONE INFORMATION:

PANEL NO.: 12037C0528F FIRM ZONE: AE BFE: 13 GRADE ELEVATION: 9.89

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

SQUARE FEET OF ENCLOSURE BELOW BFE: n/a (PER PLANS)

FLOOD ZONE DISCLOSURE NOTICE

I/We, CINDY LAMONS AND MARC WISNIEWSKI 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: 252 HIGHWAY 98, APALACHICOLA, FL PARCEL ID #: 01-09S-08W-8360-0005-0130
EFFECTIVE FLOOD ZONE: AE (BFE 13') PRELIMINARY FLOOD ZONE: AE (BFE 13')

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

Signature of owner or developer

Date

8/24/18

Material used for enclosure below BFE: solid wall/breakaway wall _____ flow through vents
308 (sq ft of vent opening), screen wire, lattice or louvers: walls will be 20/20 charcoal nylon screen

Type of foundation: concrete slab on grade 4" thick w/ 6"x6" #10 WWM, 12"W x 20"T continuous concrete footing

Pile Support

Concrete block stem wall

Other

Application meets all requirements designated in the flood plain management ordinance

pre FIRM structure _____ Date _____

Inspections:

Foundation meets the requirement for the flood zone designation: pre FIRM structure

Under construction elevation certificate has been submitted and meets elevation standards for flood zone
pre FIRM structure

Enclosures below the BFE are designed as required by the flood plain management ordinance:

yes

Final elevation certificate has been submitted and all aspects of the structure meet designated flood zone requirements: pre FIRM structure

All Mechanical and A/C equipment meet the required elevation for the designated BFE:

pre FIRM structure

Final inspection on structure meets all requirements designated in the flood plain management ordinance:

pre FIRM structure

_____ Date _____

Flood Plain Administrator

Date

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

| SECTION A - PROPERTY INFORMATION | | For Insurance Company Use: | | | |
|---|---------------------------|----------------------------|----|----------|--|
| A1. Building Owner's Name | KEVIN DALY AND NANCY DALY | Policy Number: | | | |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. | 252 U. S. HIGHWAY NO. 98 | Company NAIC Number: | | | |
| City | APALACHICOLA | State | FL | ZIP Code | |

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SECTION 12, TOWNSHIP 9 SOUTH, RANGE 8 WEST/0.55 ACRE TRT.

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29°42'53.65"N, Long. 84°59'53.26"W

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1

A8. For a building with a crawl space or enclosure(s), provide:

- a) Square footage of crawl space or enclosure(s) 0 sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in.

A9. For a building with an attached garage, provide:

- a) Square footage of attached garage 0 sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A9.b 0 sq in.

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| | | | | | |
|---|-----------------|------------------------------------|---|------------------------|---|
| B1. NFIP Community Name & Community Number FRANKLIN CO, FL, 120068 | | B2. County Name FRANKLIN COUNTY | | B3. State FLORIDA | |
| B4. Map/Panel Number 12037C 0528 | B5. Suffix E | B6. FIRM Index Date 06/17/2002 | B7. FIRM Panel Effective/Revised Date 06/17/2002 | B8. Flood Zone(s) X | B9. Base Flood Elevation(s) (Zone AO, use base flood depth) |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) SEE COMMENTS

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized 1259 Vertical Datum NGVD '29

Conversion/Comments _____

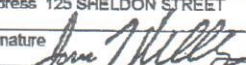
Check the measurement used.

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 10.79 feet meters (Puerto Rico only)
- b) Top of the next higher floor N/A feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters (Puerto Rico only)
- d) Attached garage (top of slab) N/A feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 10.32 feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) 9.79 feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 9.99 feet meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form.

| | | | | | | | |
|------------------|---|----------------|------------------------------------|-----------|--------------|----------|-------|
| Certifier's Name | JAMES THURMAN RODDENBERRY | License Number | 4261 | | | | |
| Title | SURVEYOR AND MAPPER | Company Name | THURMAN RODDENBERRY AND ASSOCIATES | | | | |
| Address | 125 SHELDON STREET | City | SOPCHOPPY | State | FL | ZIP Code | 32358 |
| Signature |  | Date | 07/09/2009 | Telephone | 850-962-2538 | | |

PLACE
SEAL
HERE

07-09-09

| | |
|---|----------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | For Insurance Company Use: |
| Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 252 HIGHWAY NO. 98 | Policy Number |
| City APALACHICOLA State FL ZIP Code | Company NAIC Number |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments JOB#01-190 C-2(a) ELEVATION REFERS TO THE AIR CONDITIONING UNIT.
B-10 NOT IN A 100 YEAR FLOOD PLANE.

Signature *Jane Mills* Date 07/09/2009 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8, and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (items G4.-G6.) is provided for community floodplain management purposes.

| | | |
|-------------------|------------------------|---|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate Of Compliance/Occupancy Issued |
|-------------------|------------------------|---|

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

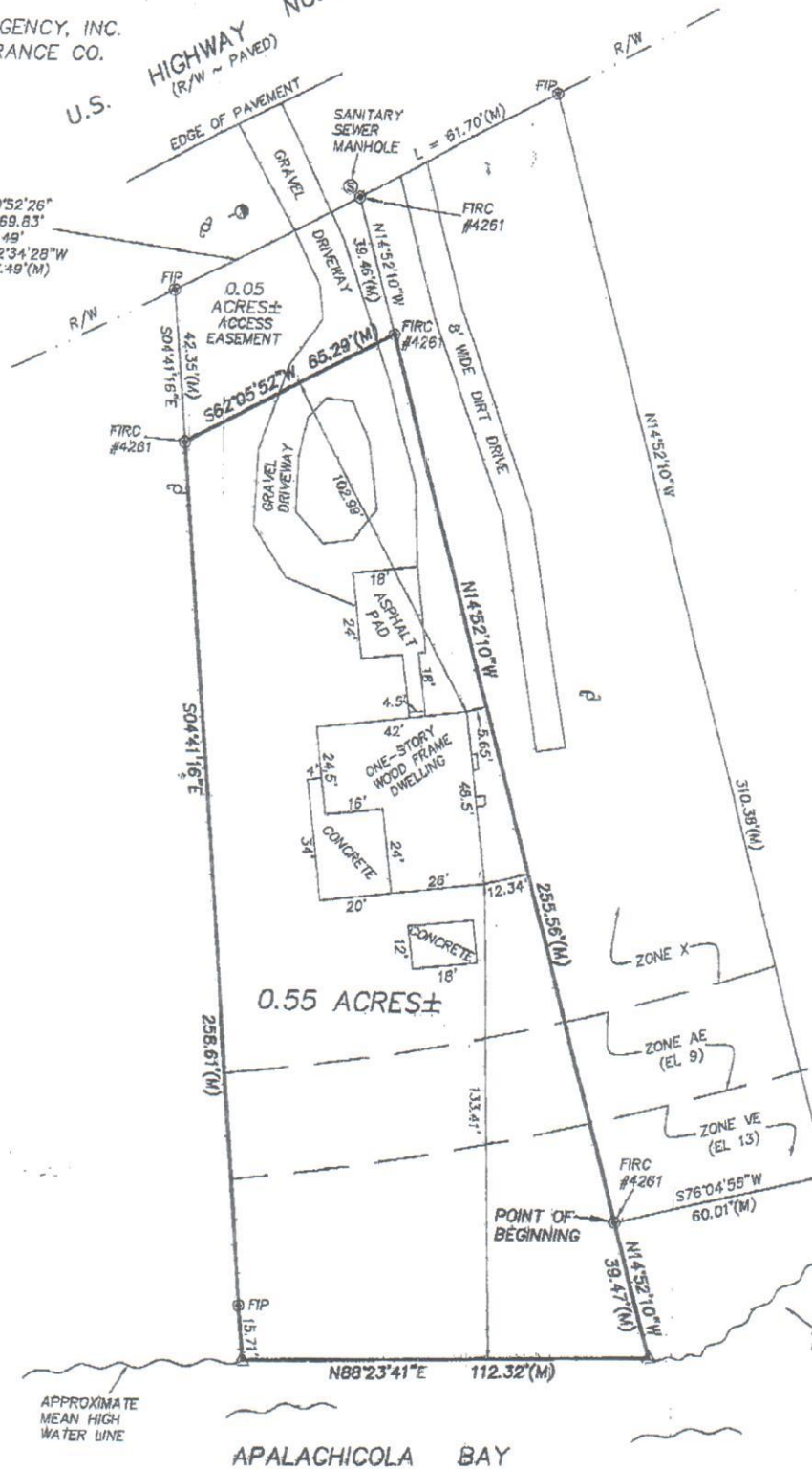
Comments _____

Check here if attachments

PLAN OF BOUNDARY SURVEY CERTIFIED FOR:
KEVIN DALY and NANCY DALY,
PROSPECT MORTGAGE,
WATSON TITLE INSURANCE AGENCY, INC.
FIRST AMERICAN TITLE INSURANCE CO.

U.S. HIGHWAY NO: 98
(R/W ~ PAVED)

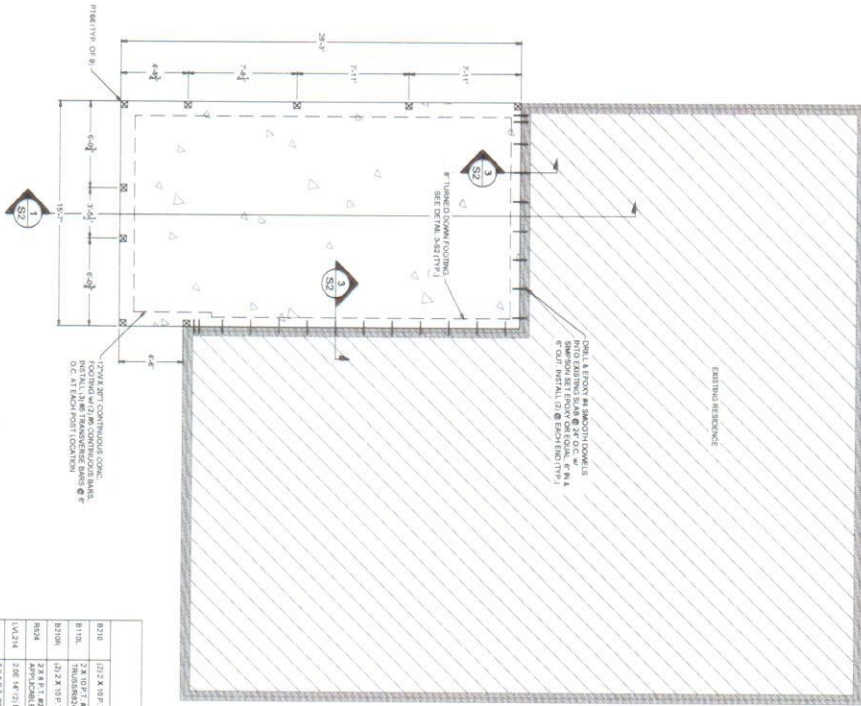
$\Delta = 00^{\circ}52'26''$
 $R = 3769.83'$
 $L = 57.49'$
 $CD = S62^{\circ}34'28''W$
 $57.49'(M)$



FLOOD ZONE INFORMATION:

Subject property is located in Zone X, AE (EL 9) & VE (EL 13) as per Flood Insurance Rate Map Community Panel No. 120088 0528E, Index date: June 17, 2002, Franklin County, Florida.

REVIS



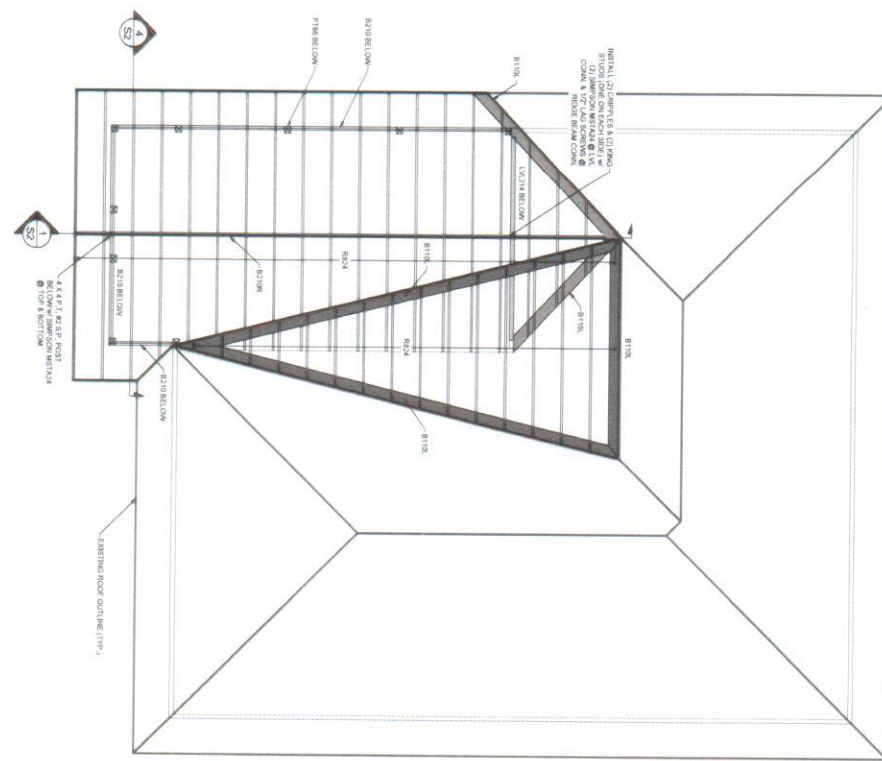
1 FOUNDATION PLAN
SCALE: 3/4" = 1'-0"

- FOUNDATION PLAN NOTES**
1. SEE EACH DRAWING FOR SLOPE, DRAINAGE OPENINGS AND FLOOD
 2. SLAB ON GROUND SHALL BE MINIMUM 4" THICK CONC. SLAB WITH
 3. #10 W/ 18" O.C. FROM A REINFORCED CONCRETE
 4. FILL WITH 3" MIN. VIBROR DENSENED 1/2" INCH COARSE (30) 1/2"
 5. SEE EACH DRAWING FOR DIMENSIONS NOT SHOWN. F.P.A. SHALL
 6. VERIFY ALL DIMENSIONS AND ASPECTS OF RECORDS SHALL BE NOTED IN
 7. WRITING OR ALL COMMENTS
 8. SEE EACH DRAWING FOR DIMENSIONS & SCHEDULE
 9. STEEL WALL (TYPE)

FRAMING LEGEND

| | |
|------|--|
| B10 | 10" x 10" x 10' 1" W/ 8" P. REINFORC. |
| B11 | 12" x 12" x 12' 2" LEDGER W/ 10" DIAM. CONC. @ EACH EXISTING |
| B12 | 12" x 12" x 12' 2" LEDGER W/ 10" DIAM. CONC. @ EACH EXISTING |
| B13 | 12" x 12" x 12' 2" LEDGER W/ 10" DIAM. CONC. @ EACH EXISTING |
| B14 | 12" x 12" x 12' 2" LEDGER W/ 10" DIAM. CONC. @ EACH EXISTING |
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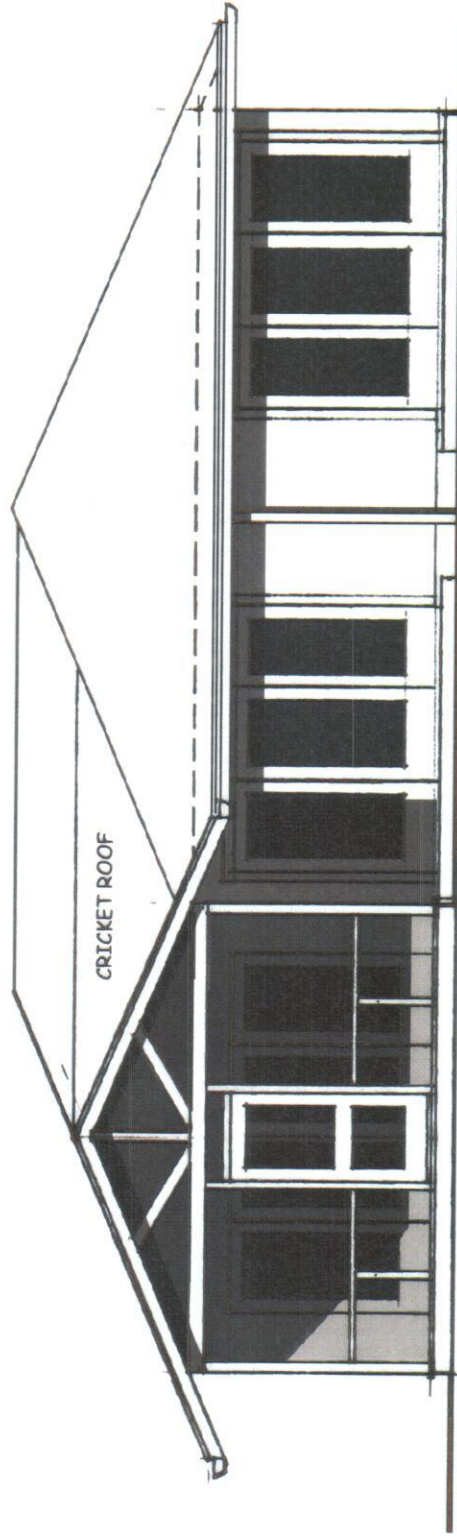
- NOTES**
1. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED TO CONTRASTION.
 2. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED TO CONTRASTION.
 3. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED TO CONTRASTION.
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 12. ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED TO CONTRASTION.



2 ROOF FRAMING PLAN
SCALE: 3/4" = 1'-0"

- ROOF FRAMING PLAN NOTES**
1. ATTACH ALL BEAMS TO TOP PLATE USING DAMPEN
 2. ATTACH ALL BEAMS TO TOP PLATE USING DAMPEN
 3. ATTACH ALL BEAMS TO TOP PLATE USING DAMPEN
 4. ATTACH ALL BEAMS TO TOP PLATE USING DAMPEN
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| | | | |
|--|-----------------------|---|-------------|
| PROJECT NUMBER: 18-68-01 | | REVISIONS: | |
| DESIGNED BY: M. BALMIGER | DRAWN BY: M. BALMIGER | CHECKED BY: J. HUBBARD | DATE: _____ |
| FOR: WISNIEWSKI MARC JOSEPH LAMONS 181 DOWNTOWN ROAD DECATUR, GA 30030 | | | |
| DATE: 01/19/18 | | SHEET NO. 51 | |
| STRUCTURAL PLANS | | | |
| 252 HIGHWAY 98 PORCH ADDITION 252 HIGHWAY 98 APALACHICOLA, FL 32320 | | | |
| PROFESSIONAL ENGINEER L. JACOB HUBBARD, III, P.E. LICENSE NUMBER 99148 | | SCE SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 141 NEWAITCHKA, FL 32466 (904) 828-0300 LWF 29064 | |



SOUTH ELEVATION (BAY) PORCH 1
SCALE: 1/4"

Lamons & Wisniewski / Porch 1

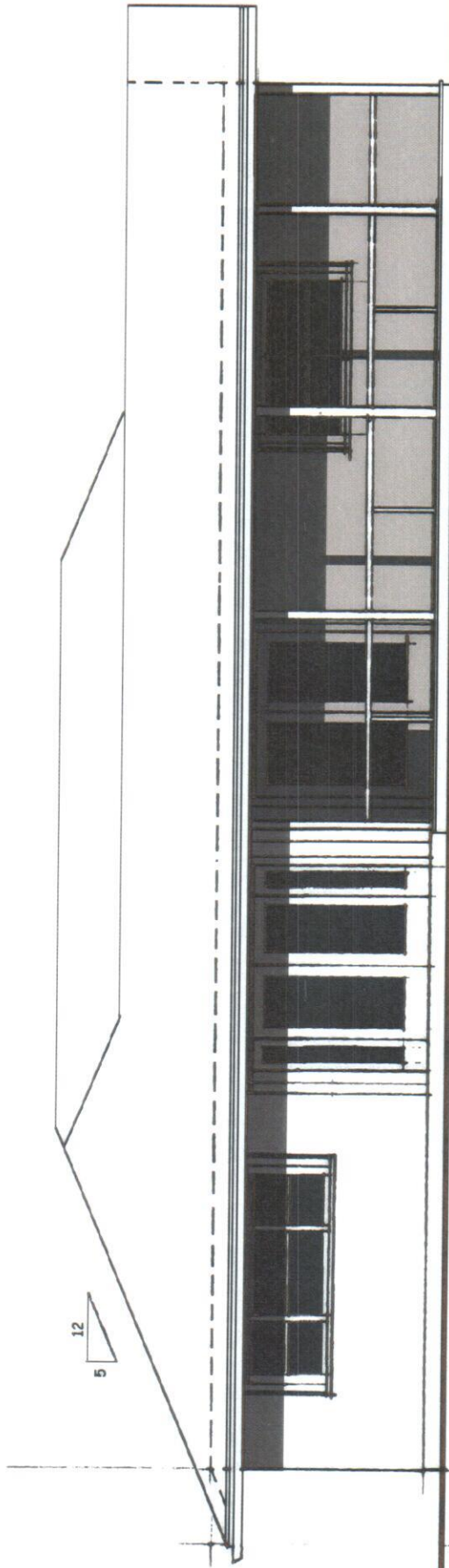
DATE: 8 NOVEMBER 2017

george coon inc

residential . planning . design

252 Sixth Street - Apalachicola - FL 32320 - (850)227 6898 - georgecoon@gmail.com

A4



WEST ELEVATION PORCH 1
SCALE: 1/4"

Lamons & Wisniewski / Porch 1

DATE: 8 NOVEMBER 2017

george coon inc

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252 Sixth Street - Apalachicola - FL 32320 - (850)227 6898 - georgecoon@gmail.com

A5



Parcel Summary

Parcel ID 01-095-08W-8360-0005-0130
 Location Address 252 HIGHWAY 98
 32320
 Brief Tax Description* 255 X 112 NEELS ADDITION OR 95/441 466/17 466/21 664/171 710/506 715/280 983/716 1000/520 1184/278
 *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 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Wisniewski Marc Joseph Lamons
 Lamons Cynthia Wisniewski
 181 Coventry Road
 Decatur, GA 30030

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|-----------|-----------------|-----------|----------|-------|
| 000130 | SFR WATER | 96.00 | FF | 0 | 0 |

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 1,698
 Heated Area 1,548
 Exterior Walls AVERAGE
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type N/A
 Floor Cover CLAY TILE
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 1
 Effective Year Built 1983

Sales

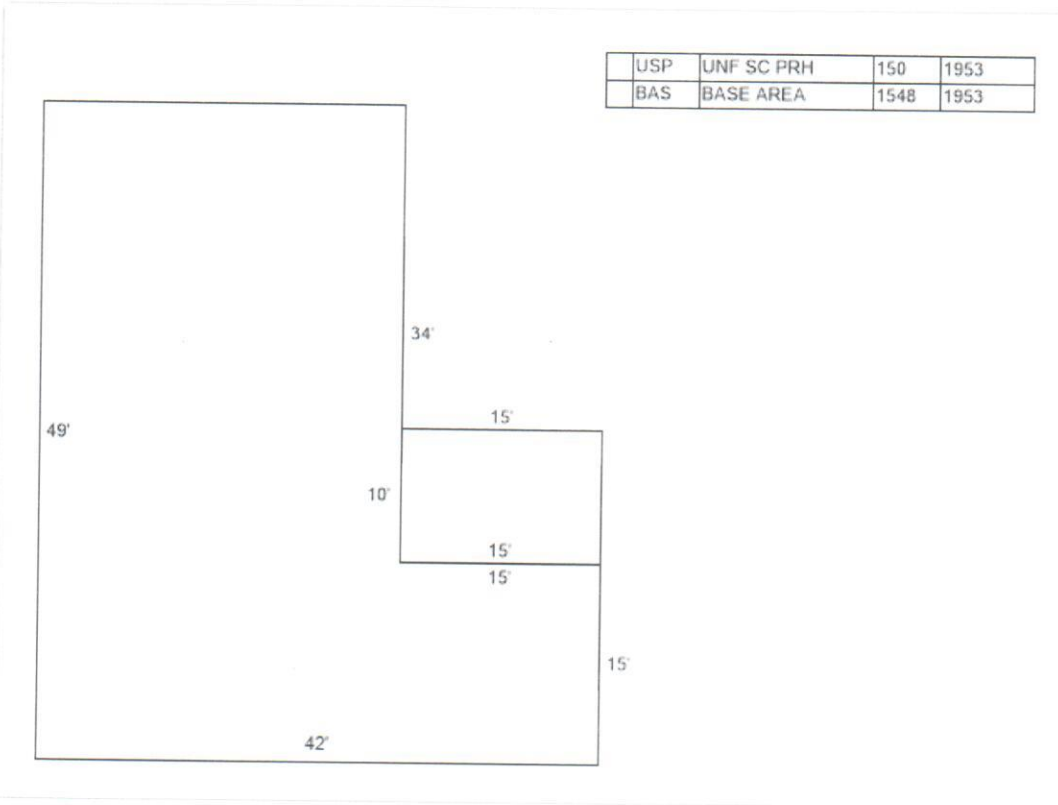
| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|-----------------|-------------------|
| N | 01/11/2017 | \$325,000 | WD | 1184 | 278 | Qualified (Q) | Improved | DALY | WISNIEWSKI/LAMONS |
| N | 07/02/2009 | \$165,900 | WD | 1000 | 520 | Unqualified (U) | Improved | DEUTSCHE BANK | DALY |
| N | 03/09/2009 | \$100 | CT | 983 | 716 | Unqualified (U) | Improved | WHITE | DEUTSCHE BANK |
| N | 10/17/2002 | \$100 | CD | 715 | 280 | Unqualified (U) | Improved | WHITE | CONNORS |
| N | 04/30/2001 | \$250,000 | WD | 664 | 171 | Qualified (Q) | Improved | TRIPISBIS INC | WHITE |
| N | 08/19/1994 | \$95,000 | RD | 466 | 17 | Qualified (Q) | Improved | TUCKER & POTSKO | TRIPISBIS INC |

Valuation

| | 2018 Preliminary Certified | 2017 Certified | 2016 Certified | 2015 Certified |
|------------------------------------|----------------------------|------------------|------------------|------------------|
| Building Value | \$95,413 | \$59,566 | \$60,377 | \$60,377 |
| Extra Features Value | \$0 | \$0 | \$0 | \$0 |
| Land Value | \$153,600 | \$84,500 | \$84,500 | \$84,500 |
| Land Agricultural Value | \$0 | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 | \$0 |
| Just (Market) Value | \$249,013 | \$144,066 | \$144,877 | \$144,877 |
| Assessed Value | \$158,473 | \$144,066 | \$144,877 | \$144,877 |
| Exempt Value | \$0 | \$0 | \$0 | \$0 |
| Taxable Value | \$158,473 | \$144,066 | \$144,877 | \$144,877 |
| Maximum Save Our Homes Portability | \$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.

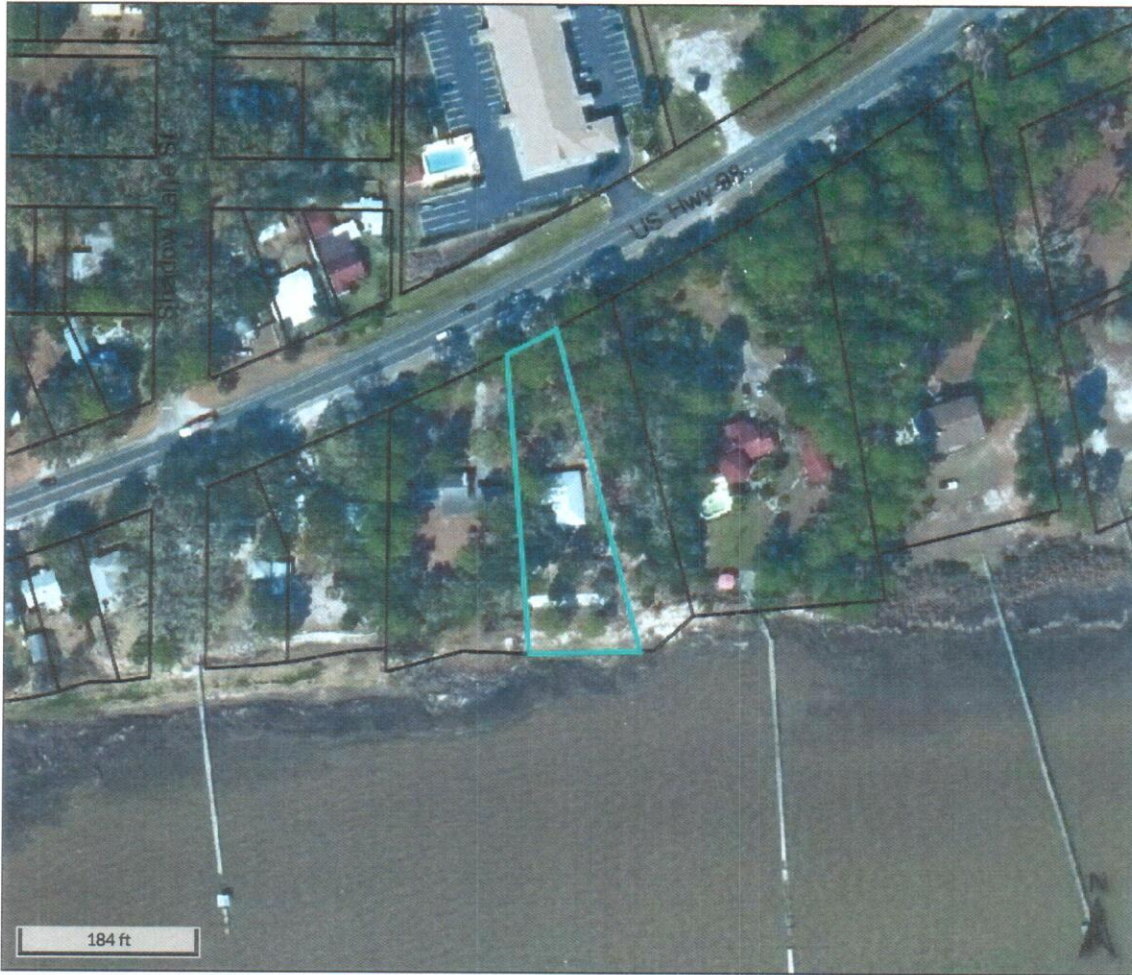
Sketches



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

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

Last Data Upload: 10/4/2018, 8:03:26 AM



Overview



Legend

-  Parcels
-  Roads
-  City Labels

| | | | | | |
|-----------------------|---------------------------|--------------|----------------------|---------------|--|
| Parcel ID | 01-09S-08W-8360-0005-0130 | Alternate ID | 08W09S01836000050130 | Owner Address | WISNIEWSKI MARC JOSEPH LAMONS LAMONS CYNTHIA WISNIEWSKI 181 COVENTRY ROAD DECATUR, GA 30030 |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAM | | |
| Property Address | 252 HIGHWAY 98 | Acreage | n/a | | |
| District | 3 | | | | |
| Brief Tax Description | 255 X 112 | | | | |

(Note: Not to be used on legal documents)

Date created: 9/13/2018
Last Data Uploaded: 9/13/2018 8:47:39 AM

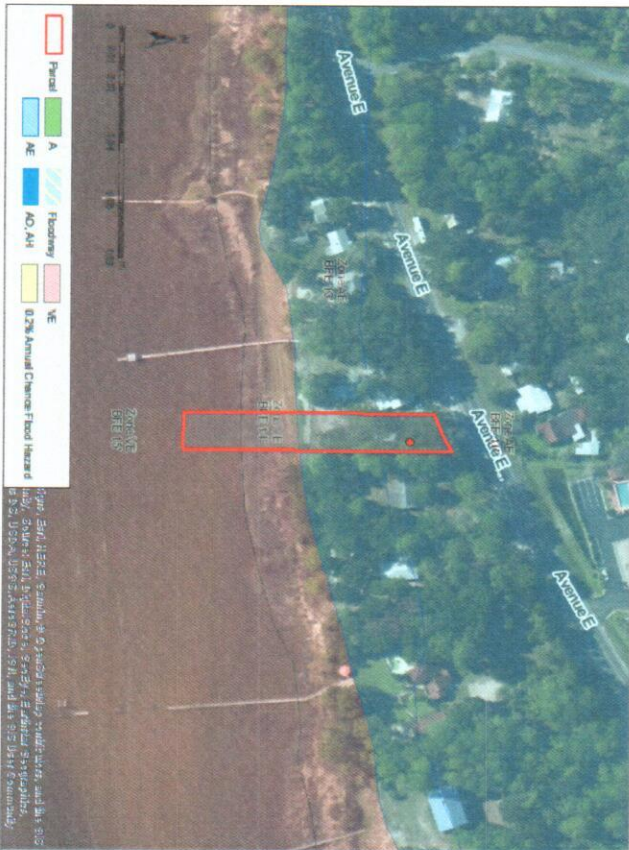
Developed by  Schneider
GEOSPATIAL

NWFWMD Report

Geographical Information

Latitude/Longitude: 29.71465,-84.99888
 Address: 256 US-98, Apalachicola, FL, 32320, USA
 Parcel ID: 01-09S-08W-8370-0002-0030
 Firm Panel (Preliminary): N/A
 Firm Panel (Effective): 12037C0528F

Effective SFHA Flood Map (Effective Issue Date: 2/5/2014)



Flood Information

Flood Zone Information
 Preliminary Flood Zone: N/A
 Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A
 Effective Flood Zone: N/A
 Location of Interest: AE
 Parcel: AE:56%; VE:44%;
 Base Flood Information*: 11.0 ft - 15.0 ft

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

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding. (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided. (AH) Shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/500):** An area inundated by 500-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.