

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, June 8TH, 2020
Community Center/ City Hall -1 Bay Avenue
Agenda

Sign Workshop – 5:00 P.M.

Regular Meeting – 6:00 P.M.

1. Approval of May 11th, 2020 regular meeting minutes.
2. Review, Discussion and Decision on Sign Regulation changes.
3. Review, Discussion and Decision for 20' x 24' Detached Garage, Gate, 4 Ft. Screened fence around HVAC units and new walkways **(Historic District) (O/R) @ 189 Ave. E** Block 99, Lot 1 and 2. For – Phillip Fuerschbach – Owner; Contractor: Self.
(Tabled 5/11/20 for revisions to site plan due to required setbacks)
4. Review, Discussion and Decision for Tree Removal of 4 Sabal Palms and 5 Slash Pines **(R-2) @ 169 21st Ave.** Block 246, Lot(s) 28-30. For – Traci and Ralph Yoder – Owner; Contractor: To be determined.
5. Review, Discussion and Decision for Tree Removal of 2 Slash Pines **(R-3) @ 454 23rd Ave.** Block 215, Lot(s) 1-3. For – Alma Pugh – Owner; Contractor: Trent Wheeler (possibly).
6. Review, Discussion and Decision for Tree Removal of 1 Southern Magnolia, 2 Water Oaks and Trim Live Oak **(Historic District) (C-1) @ 51 Ave. C** all of Block 1. For – Cutler Edwards – Owner; Contractor: Tree Help LLC.
7. Review, Discussion and Decision for a 6 Ft Privacy Fence **(Historic District) (R-1) @ 111 17th St.** Block 105, Lot 8. For – Ron Harris – Owner; Contractor: Earl Duggar Construction, Inc.
8. Review, Discussion and Decision for replacement of 6 Ft Privacy Fence destroyed by Hurricane Michael **(Historic District) (R-1) @ 139 Ave. I** Block 149 Lot 1. For – Stephnia Turrell – Owner; Contractor: Self.
9. Review, Discussion and Decision for 6 Ft Privacy Fence **(Historic District) (R-4) @ 201 12th St.** Block 151, Lot 10. For – Michael Friedman – Owner; Contractor: Self.

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10. Review, Discussion and Decision for After the Fact gravel driveway **(Historic District) (R-1) @ 76 Ave. G** Block 18 NW ½ of Lot 6 and 7. For – George McChesney – Owner; Contractor: Self. **(Tabled March 9, 2020 pending engineered stormwater analysis brought back to P&Z, Tabled May 11th, 2020 lack of representation)**

Other/New Business:

Kristy Banks, City Council

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Meeting Attendance via Zoom: Kevin Begos-Mayor – operating Zoom

Meeting Attendance at Community Center: Al Ingle-Chair, Uta Hardy-Vice Chair, Jim Bachrach, Joe Taylor, Constance Peck, Elizabeth Milliken, Kristy Banks-City Council, Revena Ramsey-Code Enforcement & Permitting, David Meyer-Sound/Audio

Regular Meeting – 6:00 P.M.

1. Approval of April 13, 2020 workshop minutes & regular meeting minutes.
Motion to Approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

2. Review, Discussion and Decision for a 12'x12' Storage Shed **(Historic District) (R-4) @ 208 12th St.** Block 151, Lots 7 & 8 For – Peyton Morton - Owner; Contractor: Self. **(Tabled April 13, 2020 for no representation)**
Motion to Approve: Uta Hardy; Second by Constance Peck. Motion Carries.

3. Review, Discussion and Decision for After the Fact gravel driveway **(Historic District) (R-1) @ 76 Ave. G** Block 18 NW ½ of Lot 6 and 7. For – George McChesney – Owner; Contractor: Self. **(Tabled March 9, 2020 pending engineered stormwater analysis brought back to P&Z)**
Motion to Table due to lack of representation: Uta Hardy; Second by Constance Peck. Motion Carries.

4. Review, Discussion and Decision for tear down and rebuild of ADA Ramp –**(Historic District) (R-1) @ 98 12th Street**, Block 83, 84, 87, 88 and Lots thereof. For— Apalachicola Bay Charter School – Owner; Contractor: Self.
Motion to Approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

5. Review, Discussion and Decision for Demo of Pool - **(C-3) @ 240 Hwy 98** Block 6, Lot 9, NE 26' of Lot 10 & Lots 11-13. For – Apalachicola Bay Inn – Owner; Contractor: Douglas Clearing & Land Development.
Motion to Approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

6. Review, Discussion and Decision for In Ground Pool - **(Historic District) (R-1) @ 67 Ave. D Block 16**, Lot 1 & E ½ Lot 2. For – Steven Ethen – Owner; Contractor: To be determined.
Applicant called and requested to be tabled.

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7. Review, Discussion and Decision for New Single Family Home on Piers with Screen Porch, Fence and Tree Removal **(R-2) @ 217 Cottage Hill Rd.**, A parcel containing 1.05 Acres. For – James Frost – Owner; Contractor: To Be Determined.
Motion to Approve with no tree removal: Jim Bachrach; Second by Constance Peck. Motion Carries.

8. Review, Discussion and Decision for New Single Family Home with 6' Privacy Fence and 30'x40' Storage Building **(R-2) @ 89 Main St.**, 2.25 Acres Railroad Right of Way (back of Magnolia Cemetery). For – Brisbin Skiles – Owner; Contractor: Substantial Structures Inc.
Motion to Approve with approval of 6 ft fence in front yard only because it's facing the cemetery: Jim Bachrach; Second by Elizabeth Milliken. Motion Carries.

9. Review, Discussion and Decision for 20' x 24' Detached Garage and 4 Ft. Screened fence around HVAC units **(Historic District) (O/R) @ 189 Ave. E** Block 99, Lot 1 and 2. For – Phillip Fuerschbach – Owner; Contractor: Self.
Motion to Table and owner come back with revised site plan showing garage meets setbacks: Jim Bachrach; Second by Joe Taylor. Motion Carries.

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

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

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12. Review, Discussion and Decision for Tree Removal – **(Historic District) (C-1) @ 44 Commerce St.** Block C2, Lot 3. For – Gordon & Sandra Adkins – Owner; Contractor: Joe Ward.
Motion to Approve: Jim Bachrach; Second by Constance Peck. Motion Carries.

13. Review, Discussion and Decision for 6 ft. Privacy Fence – **(Historic District) (R-1) @ 52 13th Street**, Block 55, Lot 4. For – Frances Cook-Owner; Contractor: Kai Nelson.
Motion to Approve with 6 ft fence not going beyond front corner of house: Jim Bachrach; Second by Uta Hardy. Motion Carries.

Other/New Business

Get workshop scheduled for sign regulations.

Discussion held on definition of required front yard & required setbacks.

Discussion held on holding workshops and possibly asking Cindy Clark to help with workshops to advise board on changes. Joe Taylor suggested looking into historical resources for information. Constance Peck suggested each board member come up with a list of issues within the code and then the board address those issues and get changes passed.

Motion to Adjourn: Jim Bachrach; Second by Constance Peck. Meeting adjourned.

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only
DATE: 5/19/00 Resubmitted Permit # _____ Permit Fee _____

OWNER'S NAME: PHILIP FUERSCHEBAH

ADDRESS: 189 AVENUE E

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

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: OWNER

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 189 AVENUE E

PROPOSED USE OF SITE: DETACHED GARAGE

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

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

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

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: OWNER

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Tabbed @ P+2 5/11/00 Need Revised site plan. @R



189 FL-30

189 Ave. E

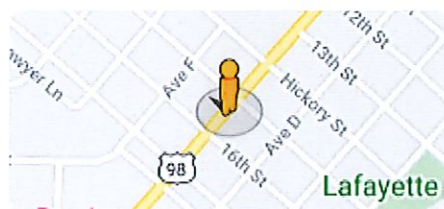


Image capture: Jun 2019 © 2020 Google

Apalachicola, Florida



Street View



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

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

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		HASANE LAP SIDING 6" EXPOSURE	
Doors		DOUBLE METAL GAR. DOOR ONE SIDE DOOR	
Windows		WHITE VINYL DOUBLE HUNG WINDOW, GABLE SIDE	
Roofing		METAL ROOF TO MATCH HOUSE	
Trim		1X4 HASANE TRIM	
Foundation		CONCRETE SLAB	
Shutters		NONE	
Porch/Deck		NONE	
Fencing		NONE	
Driveways/Sidewalks	CONCRETE PAVEMENT	GRAVEL DRIVE SAME AS EXISTING DRIVE	
Other			

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

PURPOSE OF BUILDING:

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

Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 78'6" Rear 8'10" L. Side 59'
R. Side 8'4"
Cost of Construction \$ 8,000 Square Footage 504 FT²
BPI _____ Flood Zone X Lowest Floor Elevation _____
Area Heated/Cooled 0 # Of Stories 1 # Of Units _____
Type of Roof 8/12 METAL Type of Walls FRAME Type of Floor CONCRETE
Extreme Dimensions of: Length 24' Height _____ Width 20'

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

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

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

Signature of Owner or Agent

Signature of Contractor

Date: _____

Date: _____

Notary as to Owner or Agent

Notary as to Contractor

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

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

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

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

*Reason for Denial

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other: _____

PROPERTY INFORMATION:

Street Address: 189 AVENUE E City & State APALACHICOLA FL Zip 32320

Historic District Non-Historic District

Zoning District DIR

Parcel #: 01-095-08W-8330-0099-0010 Block(s) 99 Lot(s) 1 & 2

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

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

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application 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.

DATE

4-21-2020

SIGNATURE OF APPLICANT





Parcel Summary

Parcel ID 01-09S-08W-8330-0099-0010
 Location Address 189 AVE E
 APALACHICOLA 32320
 Brief Tax Description* BL 99 LOTS 1 2 OR 108 83 OR/185/211 OR 372/112 OR 222/466 OR 295/234 1054/269 1062/628 1062/629 1245/194
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Fuerschbach Phillip & Marcie H
 189 Ave E
 Apalachicola, FL 32320

Land Information

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

Residential Buildings

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

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
1037	CONCRETE STEPS	1	8x4x0	32	SF	1955
0300	STEPS	1	0x0x0	67	SF	1955
0320	CONCRETE	1	24x21x0	504	SF	1992
0320	CONCRETE	1	21x8x0	168	UT	1992

Sales

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

5/19/20
New Revised

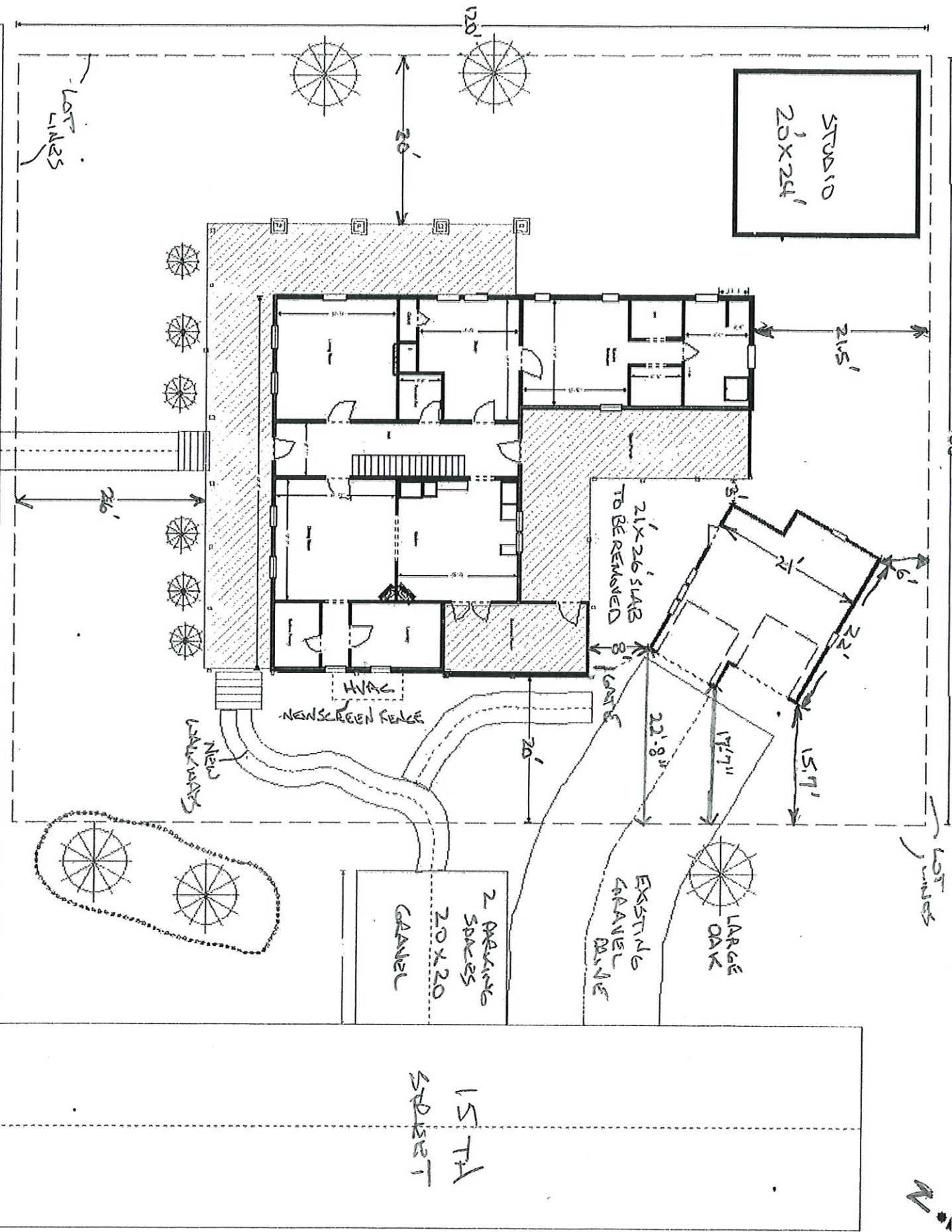
ALLEY

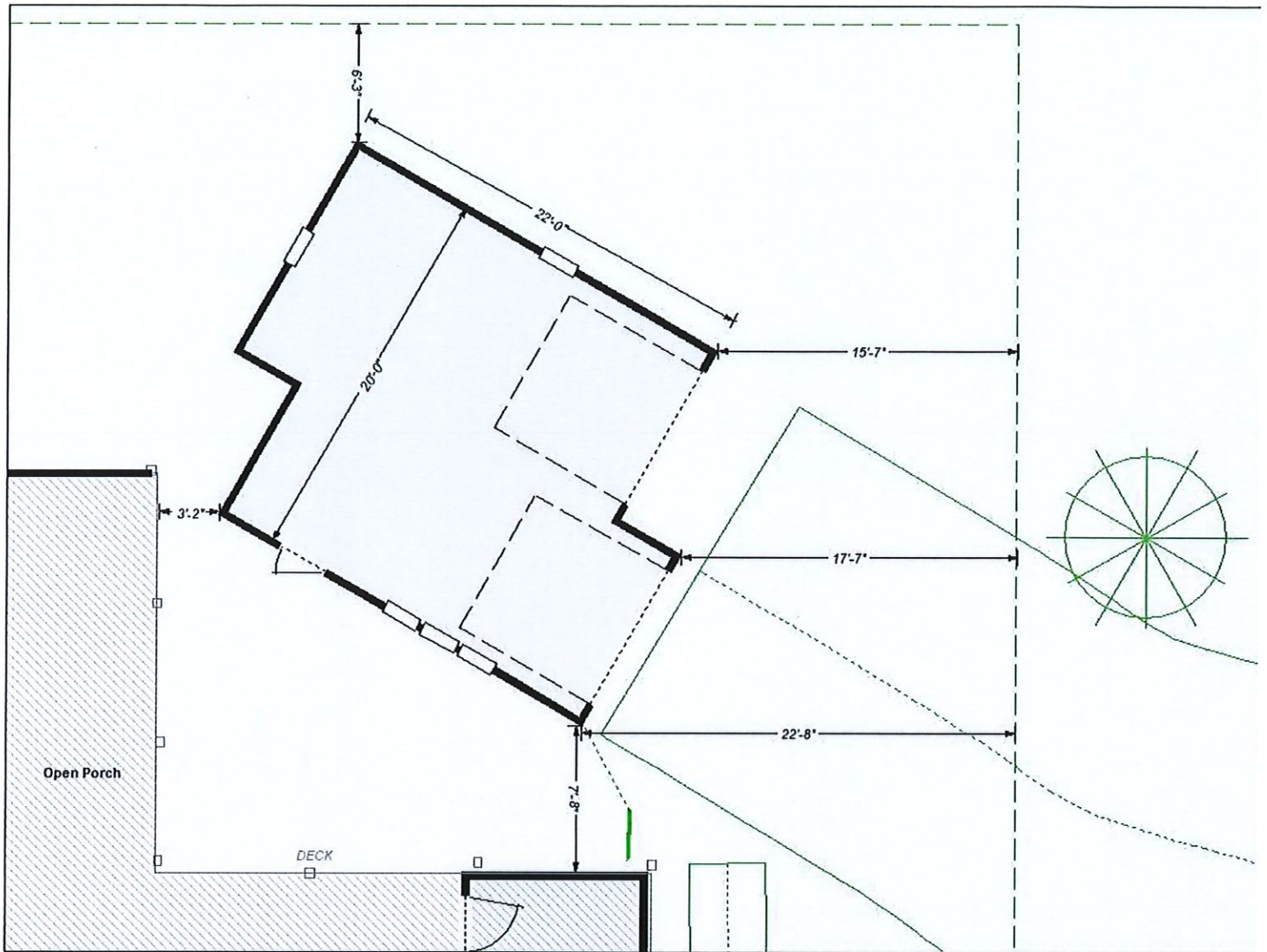
189 AVE E

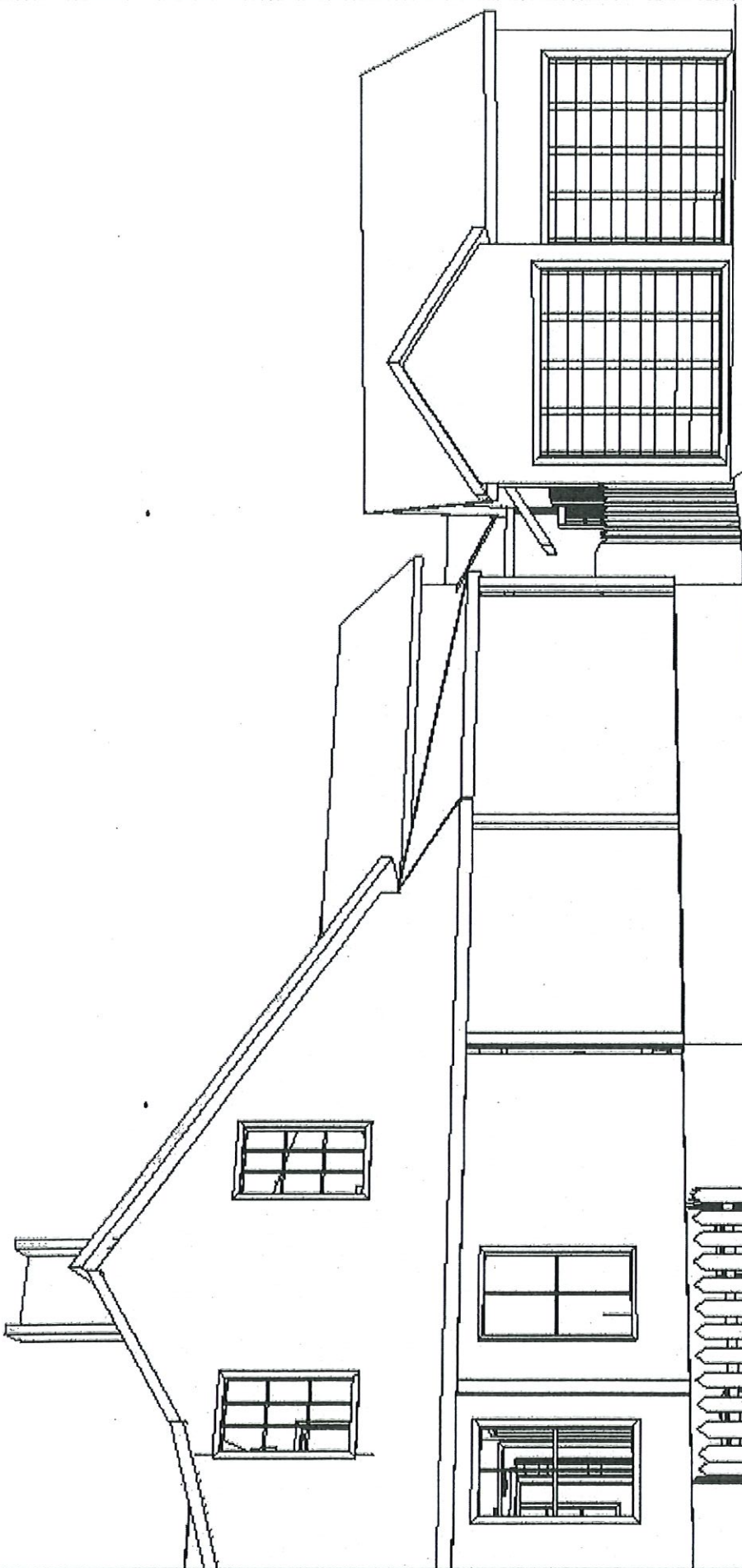
SITE PLAN

189 AVE E (PARKS S-B-20)

15TH STREET







NEW GATE

NEW WALKWAYS

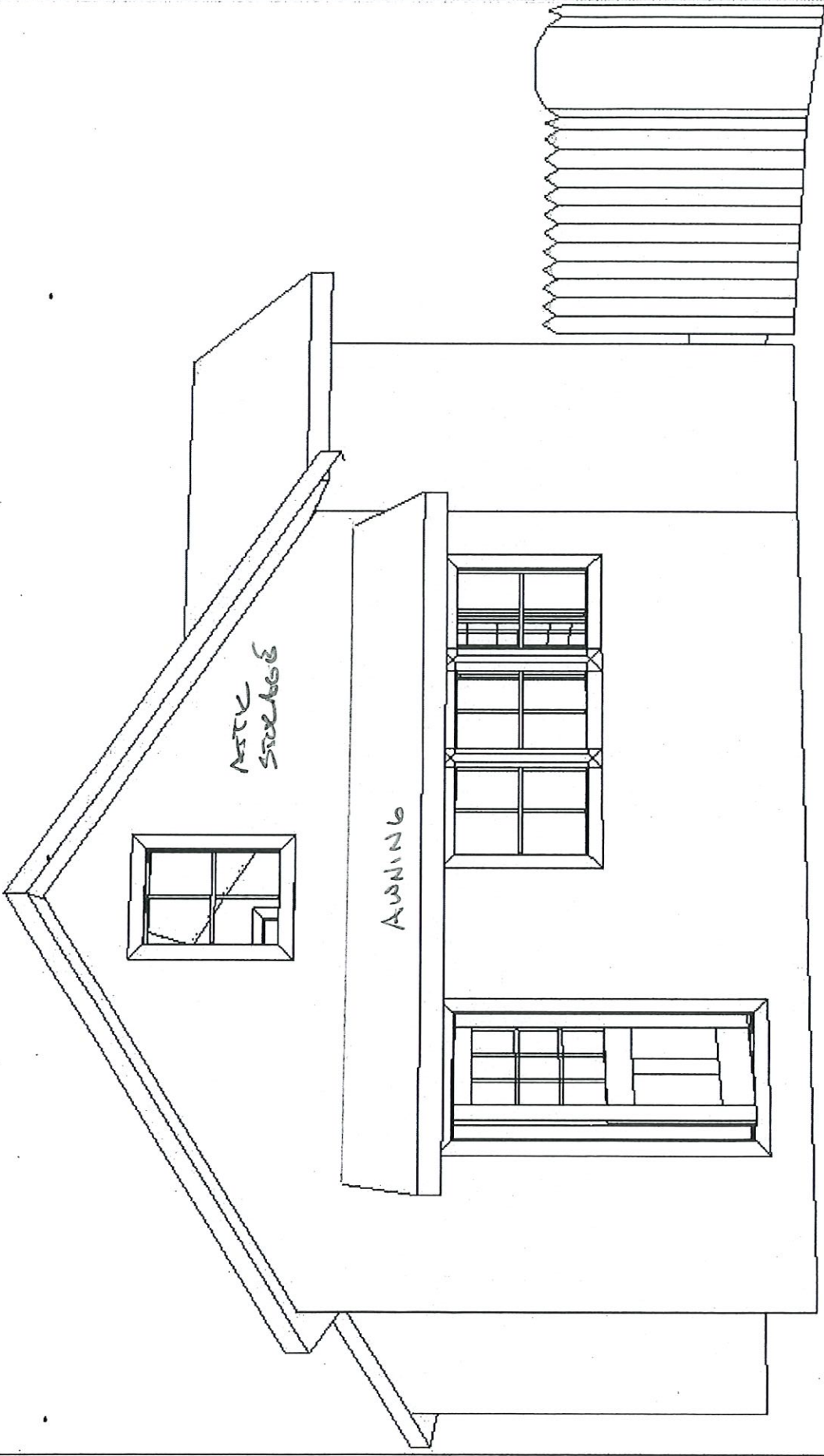
HAVE
OPEN
FEEL

CRANE
PARKING

SE RENOVATION

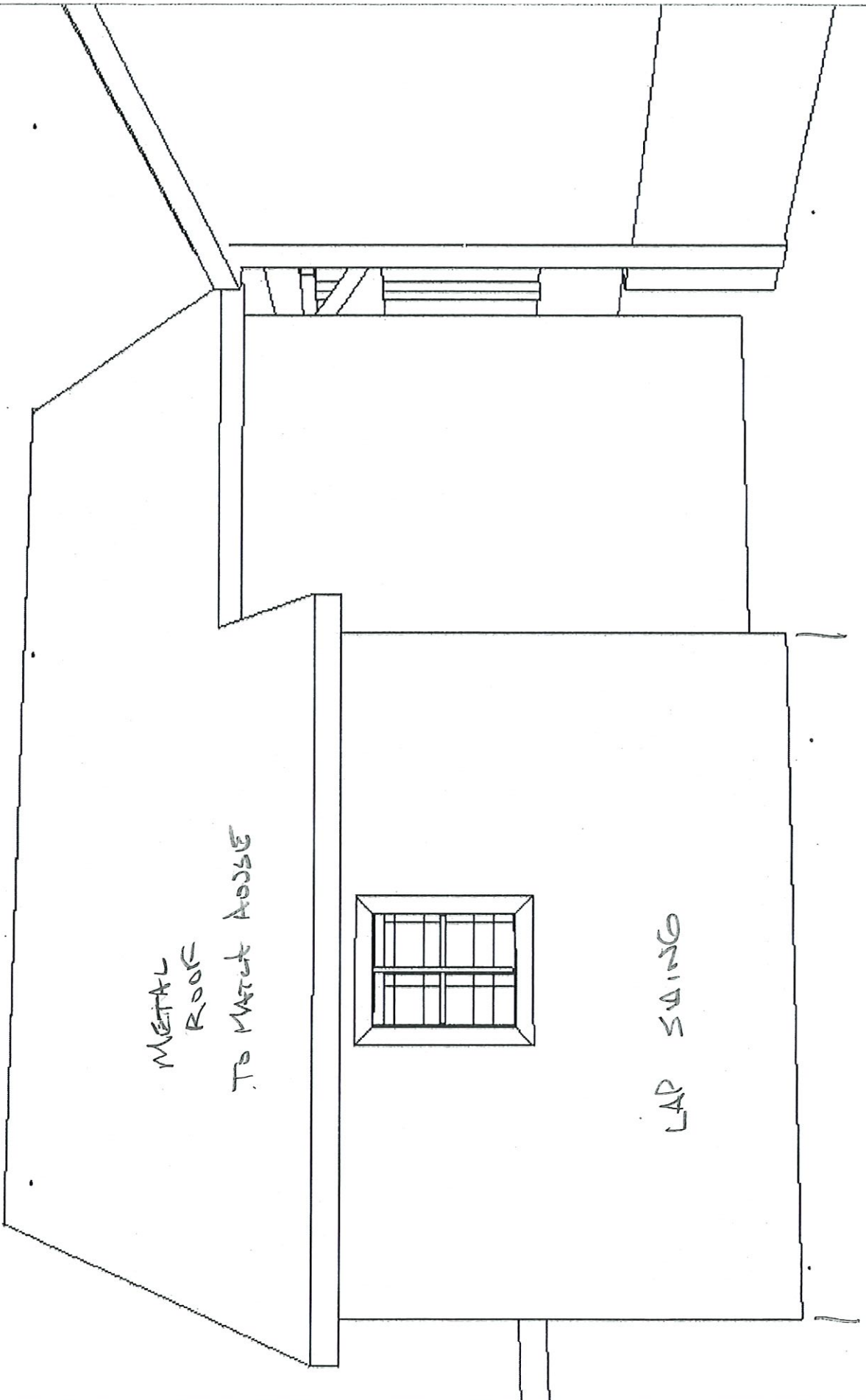
15TH STREET

100 A.S.S



SW ELEVATION

1891 ANK 6

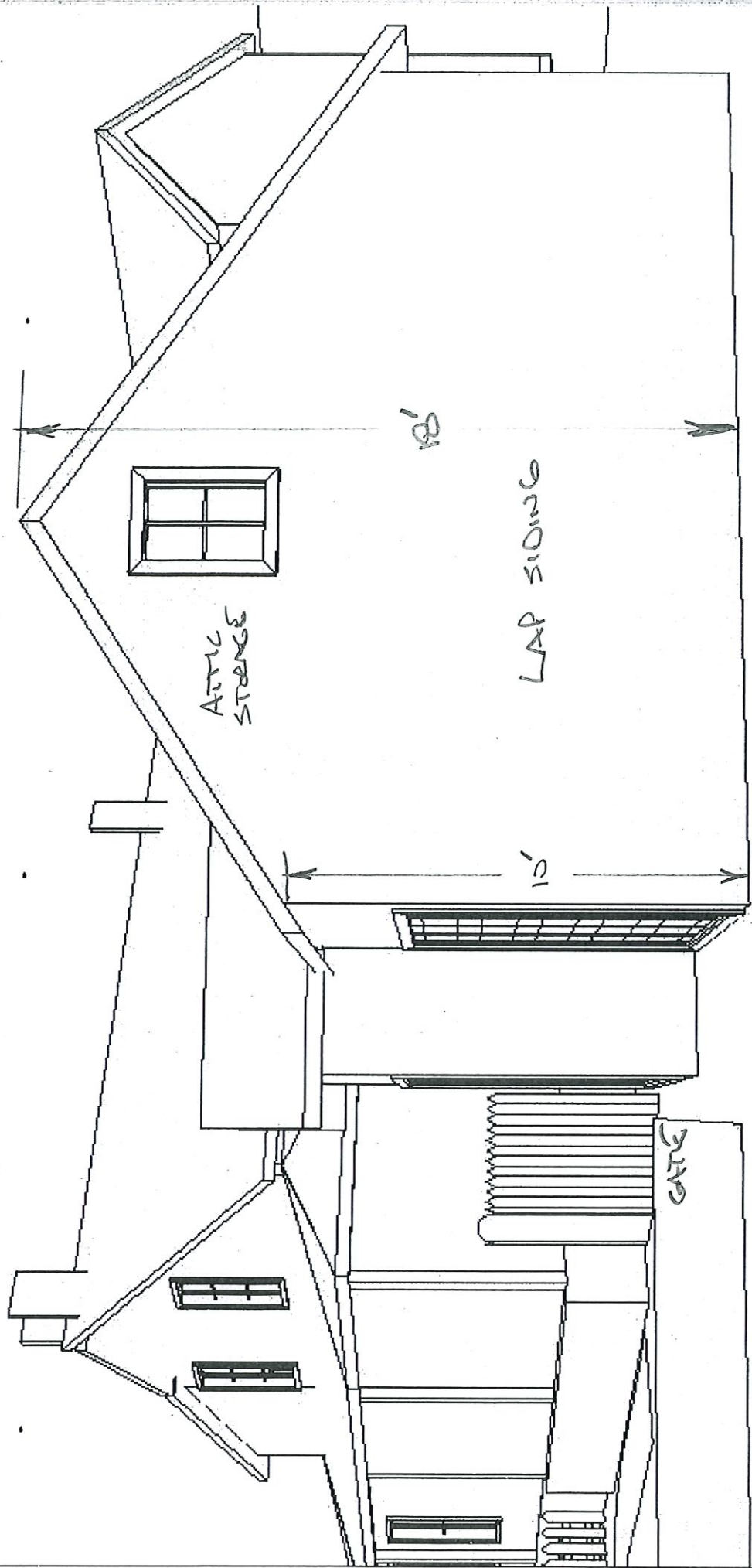


METAL
ROOF
TO MATCH HOUSSE

LAP SIDING

NW ELEVATION

1.00 ANR E



NE ELEVATION

100 11.5 6

IMPERVIOUS AREA

49.8(23+19)	HOUSE FRONT	- 2100 ft ²
23.7(21)	HOUSE REAR EXTENSION	- 497
42.5(9.5)	ALLEY SIDE ACCT	- 403
49.8(9.5)	FRONT PORCH	- 473
7(7) + 20(24.6)	STUDIO	- 541

(PROPOSED WORK)

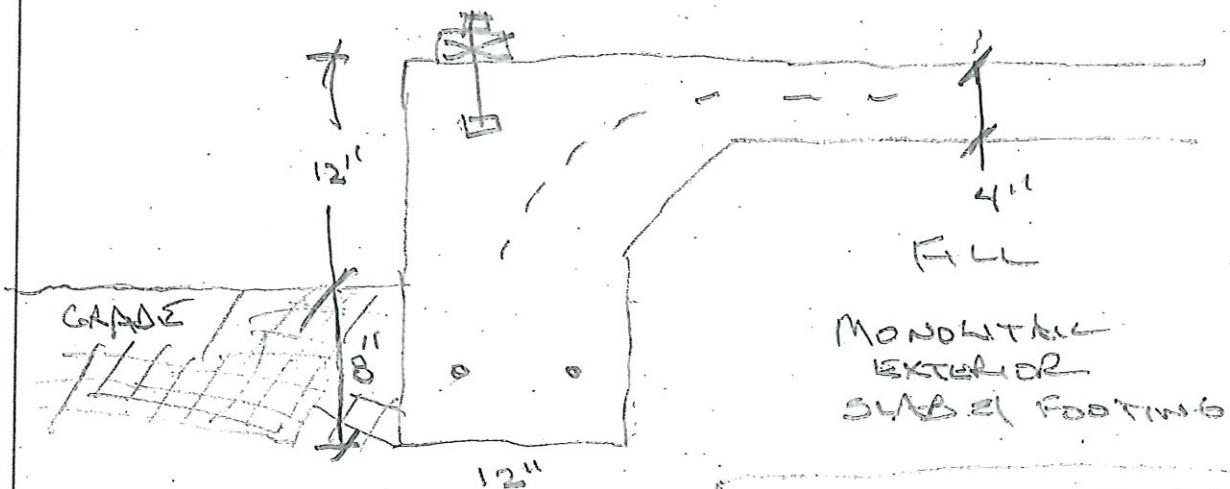
2(22) + 4(3)	GARAGE (REVISION)	- 474
	WALKWAYS	- 262

LOT DIMENSIONS 120 X 100 4750 ft²
 12000 ft²

PERCENT IMPERVIOUS AREA 39.6%

NOTE - 20 X 21 CONCRETE PAVED SLAB TO BE REMOVED FOR NEW GARAGE CONSTRUCTION

- NO CHANGES IN GRADE TO BE MADE

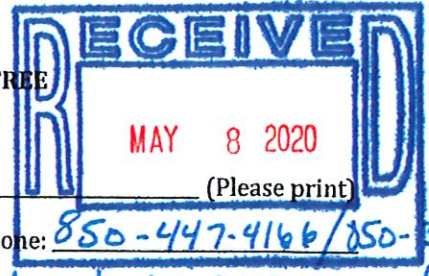


GARAGE SLAB FOUNDATION

FILE FIVE SUBMIT

5-18-2020

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



Applicant's Name: Traci and Ralph Yoder
 Property Owner's Name: Traci and Ralph Yoder Phone: 850-447-4166/850-323-0184
 Property Address: 169 21st Ave City, State, Zip: Apalachicola, FL 32320
 General Contractor/Tree Contractor: _____ Phone: _____
 Applicants Signature/Date: [Signature] / 5/8/2020

1. **Protected trees** – Enter the number of trees to be removed or altered (significant cutting of limbs and branches)

\$50.00
paid
2-20-20
RL

	4" to 16"	Greater than 16" to less than 35"	35" and larger (Patriarch Tree)
Bald & Pond Cypress			
Eastern & Southern Red Cedar			
Live Oak			
Longleaf Pine			
Pecan			
Sabal Palm	4		
Slash Pine		5	
Southern Magnolia			
Sycamore			
Water Oak			
Total			

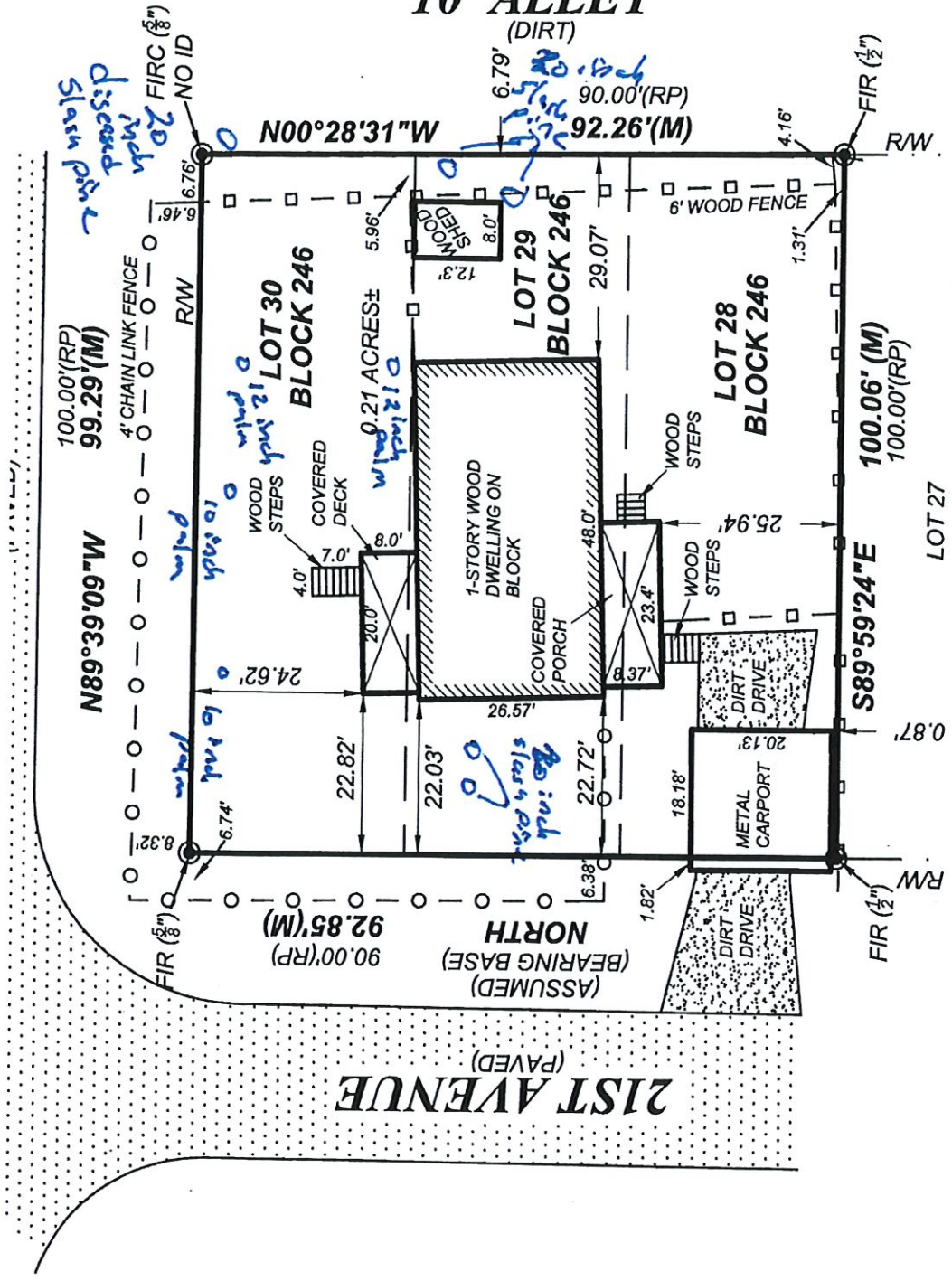
Size is measured at breast height (4.5 Feet above ground surface)

2. **Reason(s) for removal or alteration** (Mark all that apply with "X")

Owner's Private Property	
Removal: New Construction	Alteration: New Construction
<input type="checkbox"/> Tree located within or too close to footprint of proposed new building or addition	<input type="checkbox"/> Limbs and branches encroaching where structure is to be built
Removal: No New Construction	Alteration: No New Construction
<input type="checkbox"/> Tree roots damaging building foundation or underground utilities	<input type="checkbox"/> Limbs and branches rubbing on side or roof of building
<input checked="" type="checkbox"/> Imminent hazard to property or human safety	<input type="checkbox"/> Imminent hazard to property or human safety
<input checked="" type="checkbox"/> Diseased or pest-infested tree	<input type="checkbox"/> Diseased or pest-infested tree
<input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning)	<input type="checkbox"/> Storm-damaged tree (other than during City declared emergency; e.g., lightning)
<input checked="" type="checkbox"/> Tree in decline (loss of vigor, poor growth, dieback of twigs & branches)	
City Property (City street right-of-ways adjacent to private property)	
Removal: Requested by Private Property Owner	Alteration: Requested by Private Property Owner (Significant cutting of limbs & branches)
<input type="checkbox"/> Tree located where access to private property is proposed (driveway, etc.)	<input type="checkbox"/> Imminent hazard to property or human safety
<input type="checkbox"/> Imminent hazard to property or human safety	
<input type="checkbox"/> Diseased or pest-infested tree	
<input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning)	
Requested by City Department	
<input type="checkbox"/> Interference with City utilities (e.g., water, sewer, stormwater) or Imminent Hazard	<input type="checkbox"/> Growth encroaching on street or alley



10' ALLEY (DIRT)













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

Applicant's Name: Alma Pugh (Please print)
 Property Owner's Name: Alma Pugh Phone: 850-370-6465
 Property Address: 454 23rd Ave City, State, Zip: Apalachicola, FL 32320
 General Contractor/Tree Contractor: Trrent Wheeler Phone: 850-570-6859
 Applicants Signature/Date: Alma Pugh, May 13, 2020

1. Protected trees - Enter the number of trees to be removed or altered (significant cutting of limbs and branches) 2 TREE Removal 1 - TO have limbs cut.

	1" to 16"	Greater than 16" to 36" diameter	36" and larger (Preserved Trees)
Bald & Pond Cypress			
Eastern & Southern Red Cedar			
Live Oak			
Longleaf Pine			
Pecan			
Sabal Palm			
Slash Pine		<u>2611-1811</u>	
Southern Magnolia			
Sycamore			
Water Oak			
Total			

2. Reason(s) for removal or alteration (Mark all that apply with "X")

Owner's Private Property	
Removal: New Construction	Alteration: New Construction
Tree located within or too close to footprint of proposed new building or addition	Limbs and branches encroaching where structure is to be built
Removal: No New Construction	Alteration: No New Construction
Tree roots damaging building foundation or underground utilities	Limbs and branches rubbing on side or roof of building
<input checked="" type="checkbox"/> Imminent hazard to property or human safety	<input checked="" type="checkbox"/> Imminent hazard to property or human safety
Diseased or pest-infested tree	Diseased or pest-infested tree
Storm damaged tree (other than City declared emergency; e.g., lightning)	Storm-damaged tree (other than during City declared emergency; e.g., lightning)
Tree in decline (loss of vigor, poor growth, dieback of twigs & branches)	
City Property (City's responsibility of way, adjacent to private property)	
Removal: Requested by Private Property Owner	Alteration: Requested by Private Property Owner (Significant cutting of limbs & branches)
Tree located where access to private property is proposed (driveway, etc.)	Imminent hazard to property or human safety
Imminent hazard to property or human safety	
Diseased or pest-infested tree	
Storm damaged tree (other than City declared emergency; e.g., lightning)	
Requested by City Department	
Interference with City utilities (e.g., water, sewer, stormwater) or Imminent Hazard	Growth encroaching on street or alley

3. Please provide photos of proposed trees
4. Please attach a map with the following drawn to scale:
 - a. Locations of the following:
 1. Lot boundaries
 2. Footprints of existing and proposed structures (principal structure, all accessory structures (garage, shed(s), etc.), driveways, parking areas, & walkways)
 3. Types & Diameters of protected trees (measured at breast height in inches)
 4. Protected trees that are proposed to be removed or altered

OFFICE USE ONLY

Permit Processing Fee (\$500.00 or \$400.00)	
Reforestation Fund	
Number of Trees 4" to 16" x \$25.00/Tree (Non Patriarch Trees)	
Number of Trees greater than 16" to less than 35" x \$35.00/Tree (Non Patriarch Trees)	
Non Patriarch Tree Total (\$250.00 Max per lot)	
Number of Trees 35" and larger x \$1,000.00	
Reforestation Fund Total	

Planning and Zoning Board (When Development plan is submitted):

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

Reason for Denial: _____

Chairperson, Planning and Zoning Board Date

Code Enforcement Officer, City Manager, or Designee decision (When no development plan is submitted)

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

Reason for Denial: _____

Code Enforcement Officer or Designee Date

City Manager or Designee Date



Seems to be declining

is right in front of home, could
possibly damage home
during storm.



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1000 TREE LEAVES OVER HOME



MAY 21 2020

CITY OF APALACHICOLA
TREE APPLICATION
REMOVAL OR ALTERATION OF PROTECTED TREE

Applicant's Name: Kyle Hathcox (Please print)
 Property Owner's Name: Cutler Edwards Phone: 850 745 4966
 Property Address: 51 Ave C City, State, Zip: Apalachicola FL 32920
 General Contractor/Tree Contractor: Tree Help LLC Phone: 850 899 8492
 Applicants Signature/Date: Kyle Hathcox 1/5/21/20

1. Protected trees - Enter the number of trees to be removed or altered (significant cutting of limbs and branches)

	4" to 16"	Greater than 16" to less than 35"	35" and larger (Patriarch Tree)
Bald & Pond Cypress			
Eastern & Southern Red Cedar			
Live Oak			
Longleaf Pine			
Pecan			
Sabal Palm			
Slash Pine			
Southern Magnolia			
Sycamore			
Water Oak			
Total			1 Trunk

Size is measured at breast height (4.5 Feet above ground surface)

2. Reason(s) for removal or alteration (Mark all that apply with "X")

Owner's Private Property	
Removal: New Construction	Alteration: New Construction
<input checked="" type="checkbox"/> Tree located within or too close to footprint of proposed new building or addition	<input checked="" type="checkbox"/> Limbs and branches encroaching where structure is to be built
Removal: No New Construction	Alteration: No New Construction
<input checked="" type="checkbox"/> Tree roots damaging building foundation or underground utilities	<input checked="" type="checkbox"/> Limbs and branches rubbing on side or roof of building
<input type="checkbox"/> Imminent hazard to property or human safety	<input type="checkbox"/> Imminent hazard to property or human safety
<input type="checkbox"/> Diseased or pest-infested tree	<input type="checkbox"/> Diseased or pest-infested tree
<input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning)	<input type="checkbox"/> Storm-damaged tree (other than during City declared emergency; e.g., lightning)
<input checked="" type="checkbox"/> Tree in decline (loss of vigor, poor growth, dieback of twigs & branches)	

City Property (City street right-of-ways adjacent to private property)

Removal: Requested by Private Property Owner	Alteration: Requested by Private Property Owner (Significant cutting of limbs & branches)
<input checked="" type="checkbox"/> Tree located where access to private property is proposed (driveway, etc.)	<input type="checkbox"/> Imminent hazard to property or human safety
<input type="checkbox"/> Imminent hazard to property or human safety	
<input type="checkbox"/> Diseased or pest-infested tree	
<input type="checkbox"/> Storm damaged tree (other than City declared emergency; e.g., lightning)	

Requested by City Department:

<input type="checkbox"/> Interference with City utilities (e.g., water, sewer, stormwater) or Imminent Hazard	<input checked="" type="checkbox"/> Growth encroaching on street or alley
---	---

3. Please provide photos of proposed trees
4. Please attach a map with the following drawn to scale:
- Locations of the following:
 - Lot boundaries
 - Footprints of existing and proposed structures (principal structure, all accessory structures (garage, shed(s), etc.), driveways, parking areas, & walkways)
 - Types & Diameters of protected trees (measured at breast height in inches)
 - Protected trees that are proposed to be removed or altered

OFFICE USE ONLY

Permit Processing Fee (\$50.00 or \$100.00)	
Reforestation Fund	
Number of Trees 4" to 16" x \$25.00/Tree (Non Patriarch Trees)	
Number of Trees greater than 16" to less than 35" x \$35.00/Tree (Non Patriarch Trees)	
Non Patriarch Tree Total (\$250.00 Max per lot)	
Number of Trees 35" and larger x \$1,000.00	
Reforestation Fund Total	

Planning and Zoning Board (When Development plan is submitted):

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

Reason for Denial: _____

Chairperson, Planning and Zoning Board Date

Code Enforcement Officer, City Manager, or Designee decision (When no development plan is submitted)

Patriarch Tree _____ Non Patriarch Tree _____

_____ Approved _____ Denied

Reason for Denial: _____

Code Enforcement Officer or Designee Date

City Manager or Designee Date

Hwy 98

Ave C



16"

Magnolia
Removal



16"

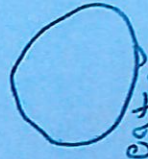
Water oak
Removal

24" Water oak



35" or greater

Live Trimm
Oak



4th St

















EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Mr. & Mrs. Ron Harris

ADDRESS: 111 17th STREET

CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # 770/335-2754

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

ADDRESS: 111 17th STREET

CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # _____

CONTRACTOR'S NAME: EARL DUGGAR CONSTRUCTION, INC

ADDRESS: 80 WADDELL ROAD

CITY, STATE & ZIP CODE: APALACHICOLA FL 32320 PHONE # 850/653-7080 OR 653-5044

STATE LICENSE NUMBER: RR0067401 COMPETENCY CARD # City License # 99-145

ADDRESS OF PROJECT: 111 17th STREET

PROPOSED USE OF SITE: BUILD PRIVACY FENCE

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: LOT 8, BLOCK 105

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: _____

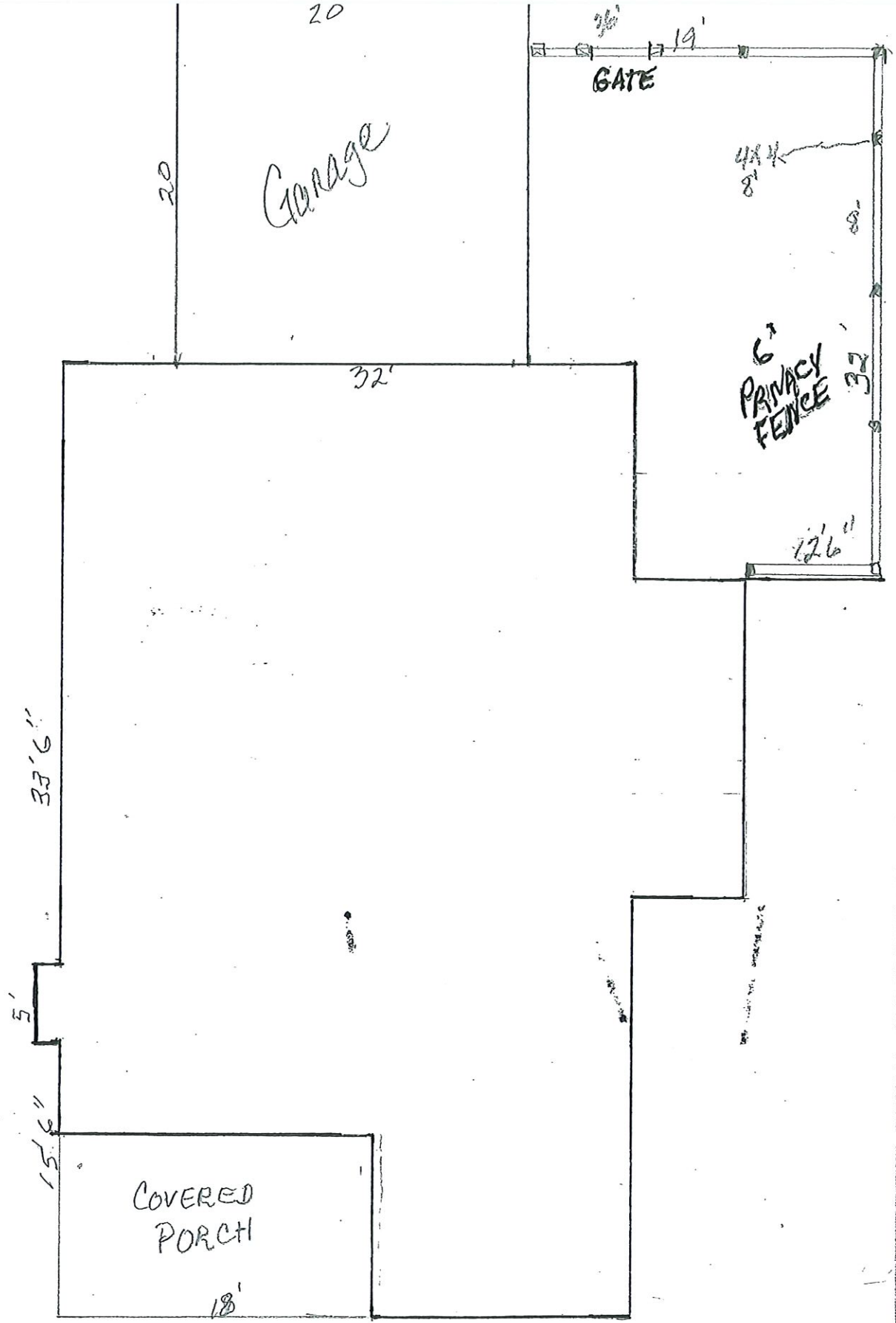
ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____



Lot PLAN
 MR + MRS RON HARRIS
 SCALE 1/8" = 1'



PLAT OF BOUNDARY SURVEY CERTIFIED TO:

JANE E. CALLAHAN,
 CENTENNIAL BANK
 KRISTY BRANCH BANKS, P.A.,
 OLD REPUBLIC NATIONAL TITLE
 INSURANCE COMPANY

LEGEND

- RW RIGHT-OF-WAY
- R.P. RECORD PLAT
- M MEASURED
- SIRC SET IRON ROD & CAP #7160 - 58"
- FIRC FOUND IRON ROD & CAP - 58"

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeasterly right-of-way boundary of 4th Street having an assumed bearing of North 50 degrees 00 minutes 00 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is the responsibility of the client to obtain any unrecorded deeds, mortgages, or other instruments which could affect the boundary.

James T. Roddenberry

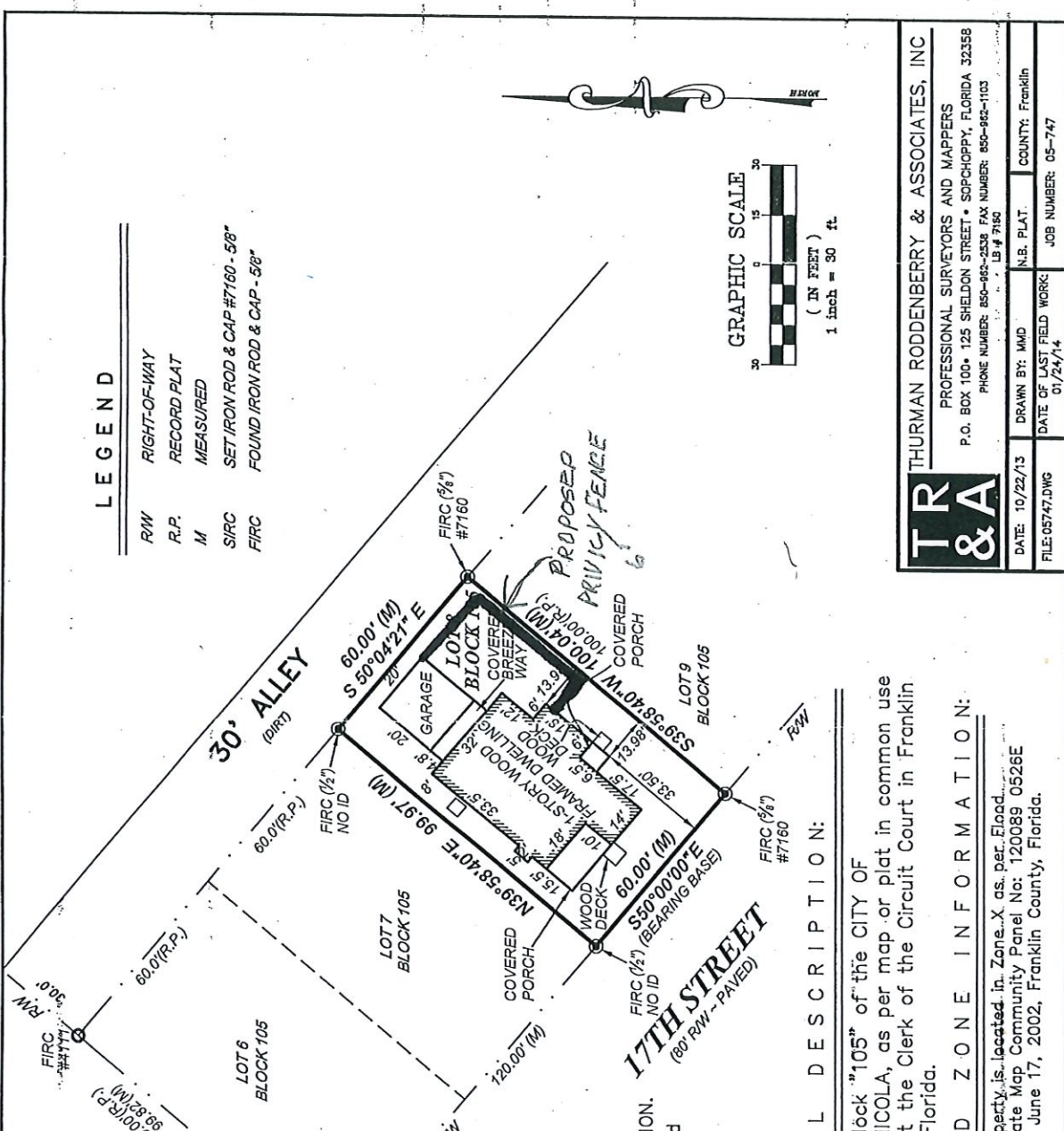
JAMES T. RODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4261

LEGAL DESCRIPTION:

Lot 8, Block "105" of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Court in Franklin County, Florida.

FLOOD ZONE INFORMATION:

Subject property is located in Zone X as per Flood Insurance Rate Map Community Panel No: 120089 0528E index date: June 17, 2002, Franklin County, Florida.



T & A
 THURMAN RODDENBERRY & ASSOCIATES, INC
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-963-2539 FAX NUMBER: 850-962-1103
 LB # 7160

DATE: 10/22/13	DRAWN BY: MMD	N.B. PLAT:	COUNTY: Franklin
FILE: 05747.DWG	DATE OF LAST FIELD WORK: 01/24/14	JOB NUMBER: 05-747	

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

DATE: <u>5/27/2007</u>	Official Use Only	Permit # _____	Permit Fee _____
------------------------	-------------------	----------------	------------------

OWNER'S NAME: Stephnie Turnell

ADDRESS: 139 Ave I

CITY, STATE & ZIP CODE: Apalachicola, Fla 32320 PHONE # 850.323.0370

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Stephnie Turnell

ADDRESS: 139 Ave I

CITY, STATE & ZIP CODE: Apalachicola, Fla 32320 PHONE # 850.323.0370

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 139 Ave I Apalachicola Fla 32320

PROPOSED USE OF SITE: Replace Fence

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

PROPERTY PARCEL ID # 01-095-08W-8330-0149-0010

LEGAL DESCRIPTION OF PROPERTY: Block One Hundred, forty nine (149) City of Apalachicola

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

P Addition, Alteration or Renovation to building. Replace Fence

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

Steph W. [Signature]
Signature of Owner or Agent

Signature of Contractor

Date: 5/27/20

Date: _____

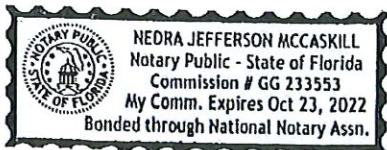
Nedra McCaskill
Notary as to Owner or Agent

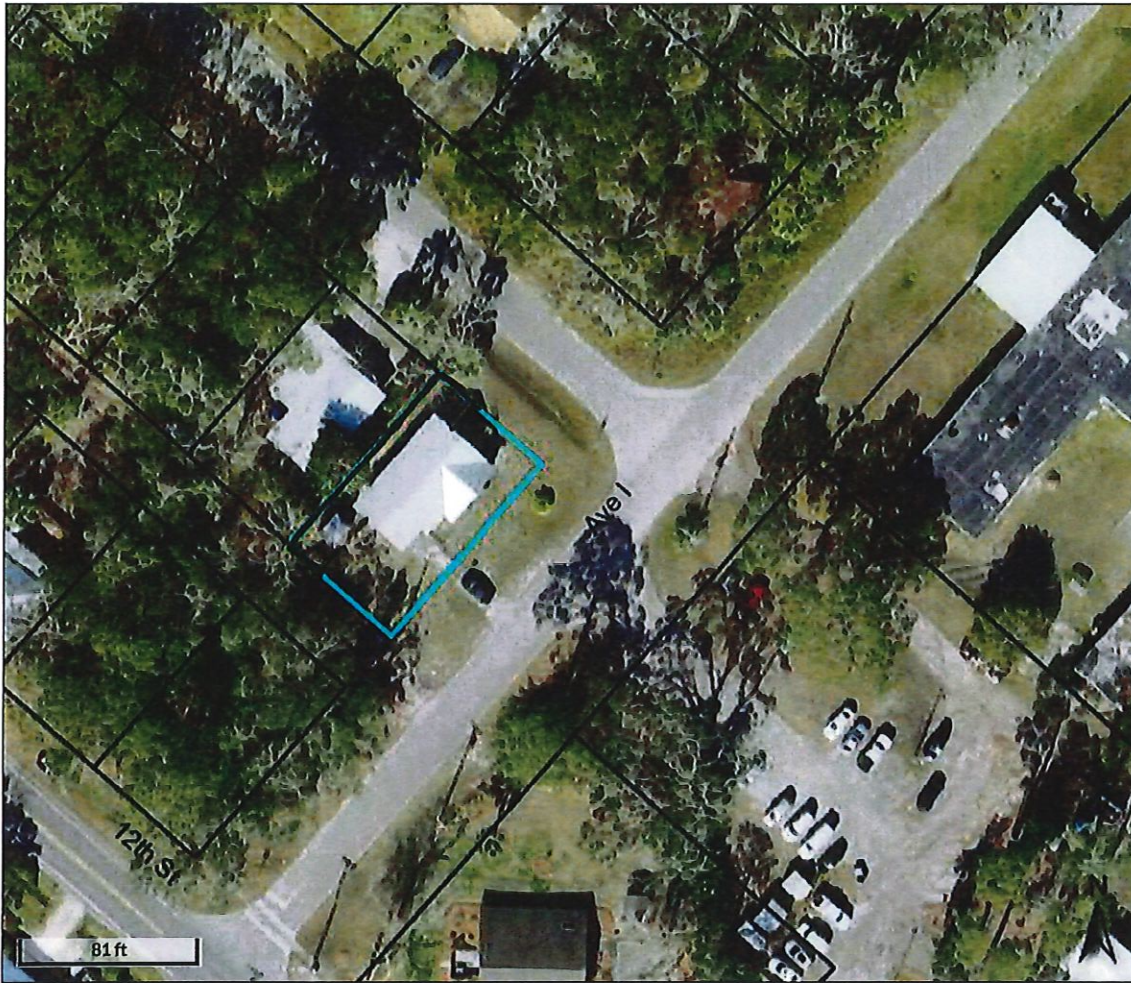
Notary as to Contractor

My Commission expires: 10/23/22

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0149-0010	Alternate ID	08W09S01833001490010	Owner Address	TURRELL STEPHNIA Y
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		139 AVE I
Property Address	139 AVE I	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 149 LOT 1				

(Note: Not to be used on legal documents)

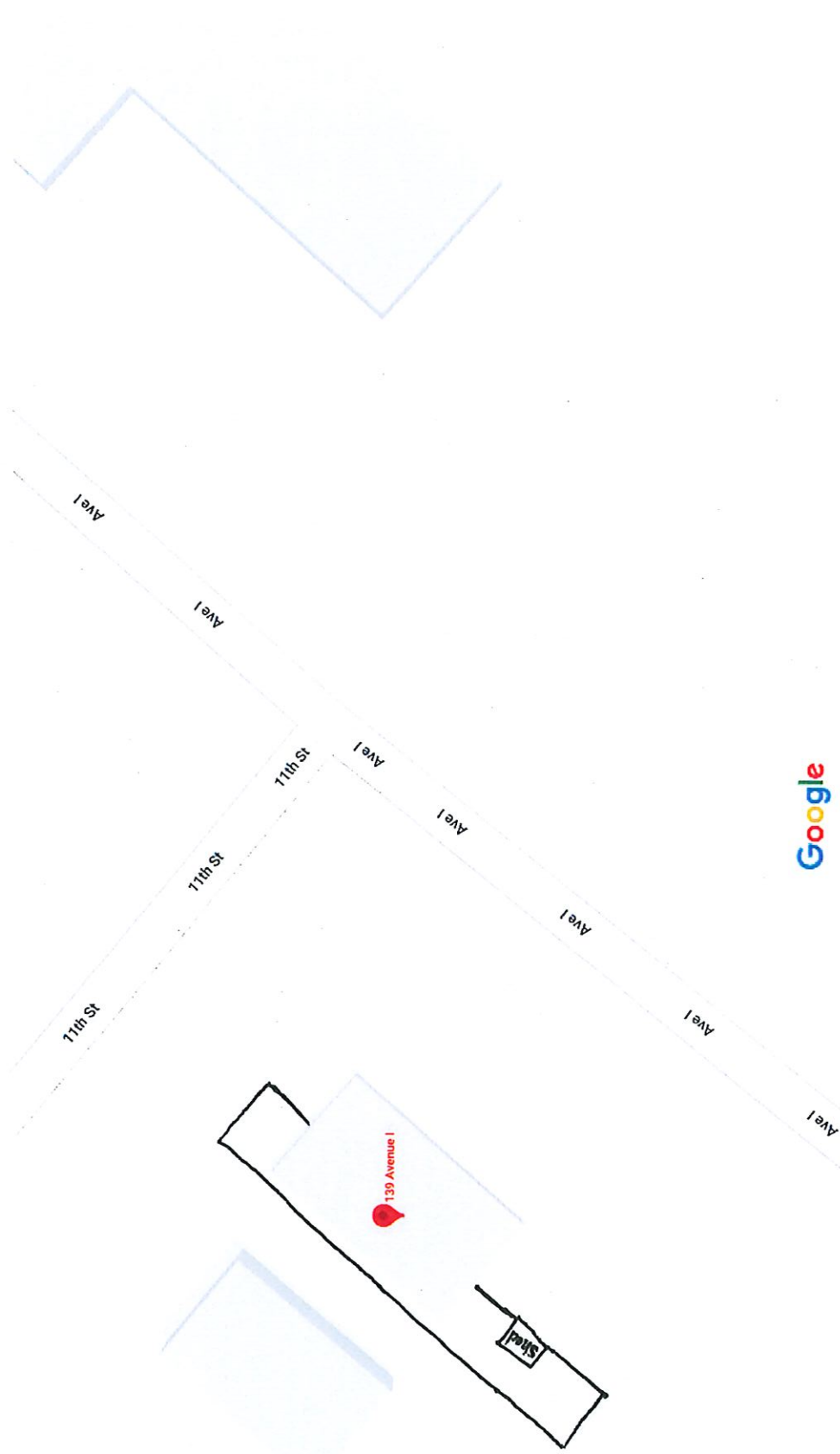
Date created: 5/27/2020
Last Data Uploaded: 5/27/2020 7:37:48 AM

Developed by  **Schneider**
GEOSPATIAL



139 Ave I

Site Plan for fencing



Map data ©2020 20 ft

— = fence, privacy
6ft

House + Shed are existing structures

Previous privacy fence destroyed by Hurricane Michael





EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: MICHAEL FRIEDMAN

ADDRESS: 201 12th ST

CITY, STATE & ZIP CODE: APALACHICOLA FL 32320 PHONE # 404.402.9714

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: SELF

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 201 12th STREET

PROPOSED USE OF SITE: 6 ft privacy fence Historic District R4

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

PROPERTY PARCEL ID # 01-095-08W-8330-0157-0100

LEGAL DESCRIPTION OF PROPERTY: Block 151, Lot 10

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 *Privacy Fence 6'*
___ Addition, Alteration or Renovation to building. _____

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

Michael Fuchs

Signature of Owner or Agent

Signature of Contractor

Date: _____

Date: _____

Notary as to Owner or Agent

Notary as to Contractor

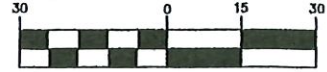
My Commission expires: _____

My Commission expires: _____

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

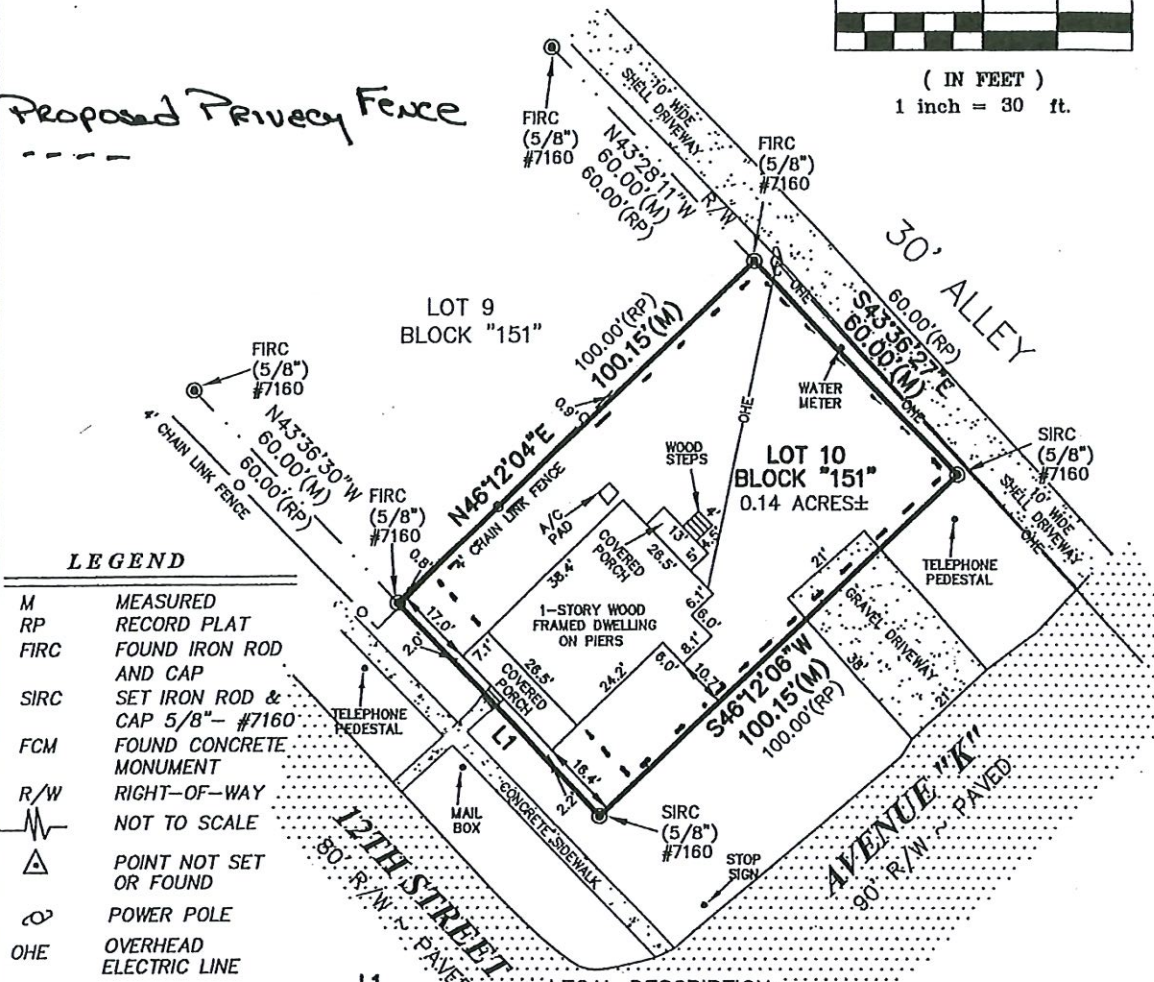
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MICHAEL FRIEDMAN**

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Proposed Privacy Fence



LEGEND

- M MEASURED
- RP RECORD PLAT
- FIRC FOUND IRON ROD AND CAP
- SIRC SET IRON ROD & CAP 5/8" - #7160
- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- △ POINT NOT SET OR FOUND
- ⊙ POWER POLE
- OHE OVERHEAD ELECTRIC LINE
- x- FIELD FENCE
- o- CHAINLINK FENCE

L1
N43°36'30"W
60.00'(M)
BEARING BASE
60.00'(RP)

LEGAL DESCRIPTION:

Lot 10, Block "151" of the 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

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northeastly right-of-way of 12th Street having an assumed bearing of North 43 degrees 36 minutes 30 seconds West.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.S. 53-17.051/.052).

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

James T. Roddenberry

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



Thurman Roddenberry & Associates, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-942-2531 FAX NUMBER: 850-942-3193
L.B. # 7160

DATE: 05/27/20	DRAWN BY: BB	N.B.628 PG.62	COUNTY: Franklin
FILE: 20356.DWG	DATE OF LAST FIELD WORK: 05/26/20	CHECKED BY: S.D.	JOB NUMBER: 20-356

BUY IN
BULK
AND
SAVE



BUY IN
BULK
AND
SAVE



Proposed = basic privacy fence style

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: GEORGE M. CHESNEY

ADDRESS: 76 AVE G

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

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: OWNER

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # City License #

ADDRESS OF PROJECT: 76 AVE G APALACHICOLA FL 32320

PROPOSED USE OF SITE: DRIVEWAY

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

PROPERTY PARCEL ID # 01-095-05W-8330-0018-0060

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

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

P+Z Tabled 3-9-20 pending engineered stormwater analysis brought back to P+Z.
P+Z Tabled 5-11-20

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 - gravel driveway
 Addition, Alteration or Renovation to building.

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

George M. King
Signature of Owner or Agent

SAME
Signature of Contractor

Date: 2/28/2020

Date: _____

Notary as to Owner or Agent

Notary as to Contractor

My Commission expires: _____

My Commission expires: _____

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



Revena Ramsey <cityofapalachicola@gmail.com>

76 Ave G driveway

1 message

George McChesney <gmcchesney@starpoundtech.com>
To: cityofapalachicola@gmail.com

Sun, May 17, 2020 at 4:07 PM

Ravena,

Per our discussion, I am writing to clarify my position on the driveway permit issue. At the earlier meeting that I attended, Heath Galloway suggested I hire an third party qualified to assess the changes , if any, my replacement of material may have affected the flow of water. I did so at some expense. The results of study you have. It is my position that the issue is put to rest except for any permit fees.

As far as answering any additional questions, There aren't any relevant that haven't been addressed.

I invited both Heath by phone and Uda by email

To meet me at the site. Heath declined sighting conflict. Uda invited me to use her real estate services.

While you weren't present at the first meeting, I was and found myself attacked for improving my property. Uda made statements that are clearly unsubstantiated by fact. Others showed their lack of understanding of the codes. Two claimed the would come out but I have knowledge of that happening.

In short, I'm done.

As to the assertion that I buried something in the neighbors backyard, where and what? We both know my guys did cleanup their yard under their supervision. I paid for that as well as hauling it off.

I have plenty of witnesses to that. I will deal with that statement with an attorney.

Thanks for your patience

George

Sent from my iPhone



GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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

4-06-2020

George McChesney
PO Box 4789
Santa Rosa, FL 32459

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

Dear M. McChesney:

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

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

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

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

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

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

Some assumptions need to be addressed:

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

Findings:

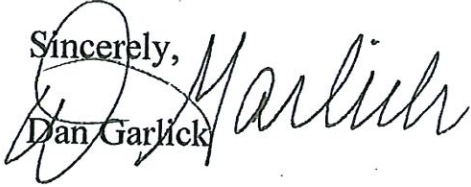
1. Dwellings authorized by the City are grandfathered regardless as to if stormwater runoff occurs on a neighboring property. In this case, the expectations are that most of the stormwater generated is from the 76 Ave roof which has no gutters. As well, there are no blocks to effectively stop the runoff.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

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

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

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

Sincerely,


Dan Garlick



Parcel Summary

Parcel ID 01-09S-08W-8330-0018-0060
 Location Address 76 AVE G
 32320
 Brief BLK 18 THE NW 1/2 OF LOT 6 ALSO THE NORTH 1/2 OF LOT 7 OR 230/240 235/322 290/157 451/233 454/160 581/676 623/524 OR/631/265
 Tax Description* 1244/595
***The Description above is not to be used on legal documents.**
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Mcchesney George L](#)
 P.O. Box 4789
 Santa Rosa Beach, FL 32459

Land Information

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

Residential Buildings

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









Extra Features

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

Sales

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



- Legend**
-  Parcels
 -  Roads
 -  City Labels
 - Flood Map**
 -  X: Outside 500 Year Flood
 -  A: 100 Year Special Flood Area
 -  AE: SFHA with base flood elevation BFI
 -  VE: Coastal SFHA with BFE & velocity wave action
 -  Openwater

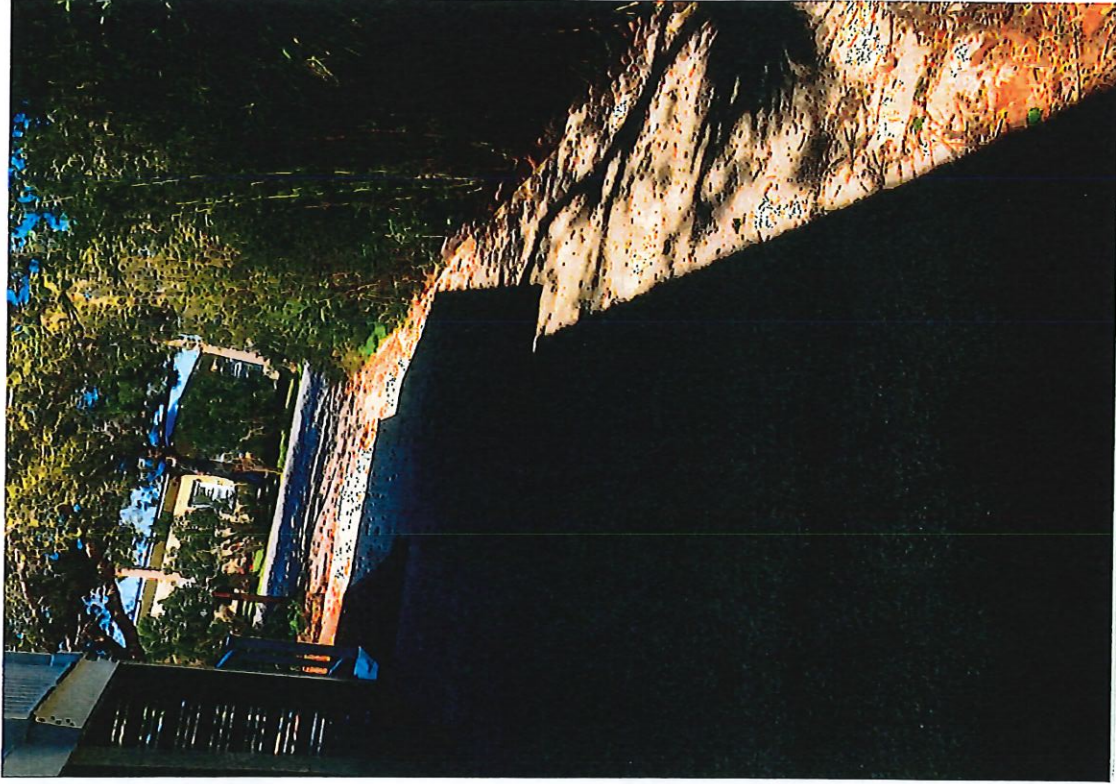
Parcel ID	01-09S-08W-8330-0018-0060	Alternate ID	08W09S01833000180060	Owner Address	MCCHESNEY GEORGE L
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		P.O. BOX 4789
Property Address	76 AVE G	Acreage	n/a		SANTA ROSA BEACH, FL 32459
District	3				
Brief Tax Description	BLK 18 THENW 1/2 OF LOT 6				
	(Note: Not to be used on legal documents)				

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

Developed by  **Schneider**
 GEOSPATIAL

76 Ave G Driveway

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



↓
Driveway Off
Ave. G



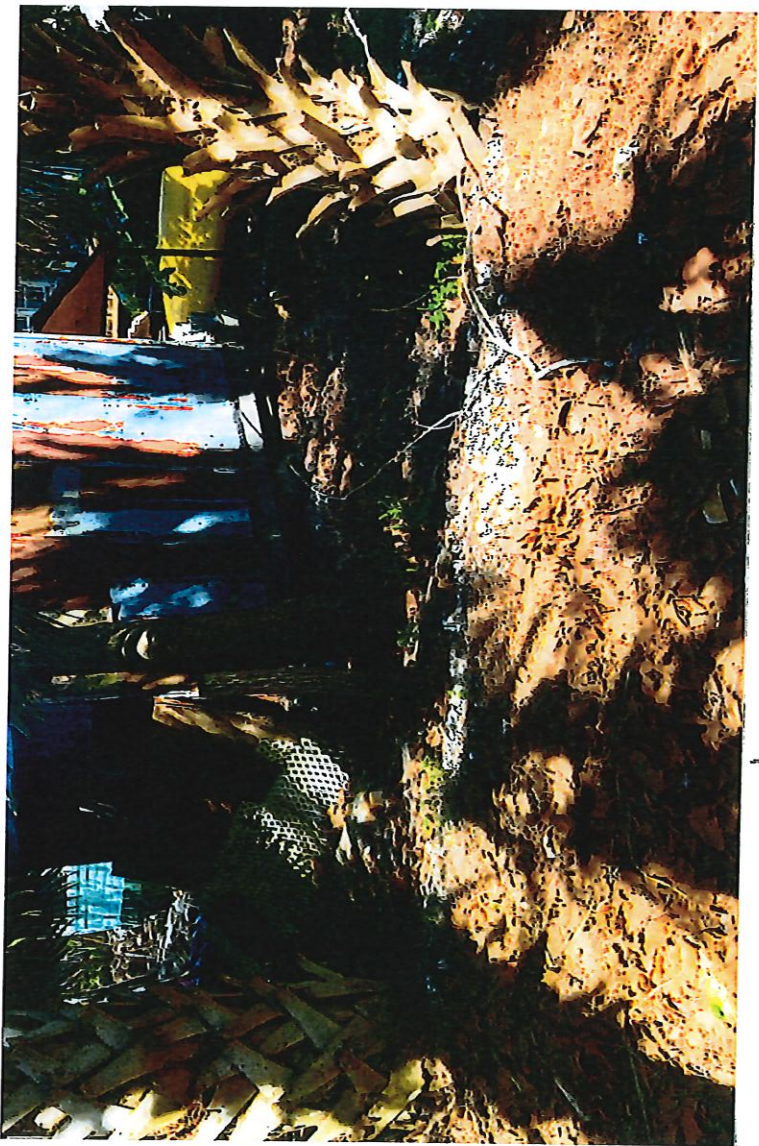
↓
Existing Parking
Area Bordering
Ave. G Redone



↓
Existing Driveway



↓
Oyster Shell Spoil
Creating Berm TO
Help "Neighbors" with
Water Flow



Berm protecting
"Neighbors" yard