



June 13th, 2022

P&Z AGENDA PACKET

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, June 13th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

./Regular Meeting: 6:00 pm

1. Approval of May 9th, 2022 regular meeting minutes.

2. Review, Discussion and Decision for Shed. **(R-2) @ 151 20th Avenue.** Block 247, Lot 16&17.
For Tony Leigh -Owner; Contractor: tbd

3. Review, Discussion and Decision for Two-Story Studio/Garage. **(Historic District) (R-1) @ 220 Avenue D.,** Block 9, Lots 6&7. For P. Passanante-Owner; Contractor: Duncan Home Construction, Inc.

4. Review, Discussion and Decision for Pergola, Fence, & Deck. **(Historic District) (R-1) @ 62 15th Street.** Block 98, Lot 1. For B. McCartney-Owner; Contractor: Self.

5. Review, Discussion and Decision for Concrete Driveway/Sidewalk. **(Historic District) (C-2) @ 97 Dr. Martin Luther King Blvd.,** Block 170, Lot 10. For J. Crowder–Owner; Contractor: Michael Netherly (Concrete Authority)

6. Review, Discussion and Decision for New Construction and Pool. **(Historic District) (R-1) @ 67 Ave. D.,** Block 16, Lot 1 & E ½ Lot 2. For S. Etchen-Owner; Contractor: Coastal ICF Construction;

Other/New Business:

Outstanding/Unresolved Issues:



May 9th, 2022

MINUTES

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, May 9th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Workshop: Signs-Continued: 5:00 pm

**Attendance: Al Ingle, Bobby Miller, Elizabeth Milliken, Lee McLemore, Joe Taylor,
Jim Bachrach, Chase Galloway, Dan Hartman.**

**Signs: Al Ingle- Sign ordinance is inadequate and needs improvement? We have
a Code Enforcement Officer now and the “code” we have is
pretty strict.**

**Lee McLemore- Most signs downtown do not comply; if a storm comes will
they be able to put back?**

**Joe Taylor- In the past, every sign came before P&Z-after Betty retired signs
became out of hand. “An ordinance is an ordinance regardless of
opinions”.**

We are all over the map and not getting anywhere. Stuck.

**“Code in the books is Code in the books-accommodations is up
to the commission – 2 issues: size & lighting.**

**Elizabeth Milliken- We don’t want flashing; we could increase size; get
handle on brightness.**

**Jim Bachrach- Grandfathering may be key to these issues..to go back
5 years ago?**

**Anita Grove- Grandfathering not a good idea if will reward not getting P&Z
approval and permits. I am in favor of Grandfathering if permit**

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**was given. New owners of Gulf State Bank were told to take
down old sign and did not do it; now is "Majestic Jewel"**

**Glen Jenkins- Regarding "Majestic Jewel", I will have a conversation with them to
take care of it.**

**Dan Hartman- If Code Enforcement found signs not compliant and not
permitted, they can be told to take down.**

**You do not want to Grandfather what was not permitted. In regards to
What Jim said.. "5 years ago..may not have been permitted".**

**..Need to find path to resolve. Signs up now not compliant..one
person can complain to have it addressed and can become a problem.**

Al Ingle- Consider the Best Western..too large and could turn down lighting?

Signs issues needs to go back to the City Commission.

Jim, Elizabeth and Chase agree.

**Al: "Ok so we'll pass it on to the City Commission; they will decide how
to proceed".**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, May 9th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Bobby Miller, Jim Bachrach, Elizabeth Milliken, Lee McLemore, Chase Galloway, Joe Taylor, Dan Hartman.

1. Approval of April 11th, 2022 regular meeting minutes.

Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor-Motion carries.

2. Review, Discussion and Decision for Review for New Single-Family Home. **(R-2) @ 319 Cottage Hill.** Block A, Lot 1. For T. Ray-Owner; Contractor: tbd

Tabled. Does not meet setbacks required in the current Land Development Code. Need site plan.

3. Review, Discussion and Decision for Addition. **(Historic District) (R-2) @ 248 11th St.,** Block 153, Lot 3. For H. Jones-Owner; Contractor: self

Motion to approve, contingent on meeting City setback requirements, by Bobby Miller; 2nd by Chase Galloway. All in favor-Motion carries.

4. Review, Discussion and Decision for Mobile Home. **(R-3) @ 354 25th Ave.** Block 221, Lots 3-4. For M. Williams-Owner; Contractor: Connell

Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor-Motion carries.

5. Review, Discussion and Decision for Addition, Deck & Shed. **(R-2) @ 204 10th St.,** Block 156, Lot 2. For C. Presnell-Owner; Contractor: Self

Motion to approve by Bobby Miller; 2nd by Elizabeth Milliken. All in favor-Motion carries.

6. Review, Discussion and Decision for New Home. **(R-2) @ 165 10th St.,** Block 159, Lot 8. For G. Coxwell-Owner; Contractor: self

Motion to approve house only by Jim Bachrach; 2nd by Joe Taylor. All in favor-Motion carries.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
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7. Review, Discussion and Decision for New Home. **(R-2) @ 194/196 10th St.** Block 157, Lots 3-4. For G. Coxwell–Owner; Contractor: self

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

Other/New Business:

Outstanding/Unresolved Issues:

Dan Hartman: If P&Z Board member misses 3 consecutive meetings, the commission can ask for removal.

Al Ingle: Ask for Alternate Board Member to attend P&Z meetings; can learn and be prepared to step in if needed.

Motion to adjourn by Jim Bachrach; 2nd by Elizabeth Milliken



Al Ingle-Chair



151 20th Avenue

Shed

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

NON

HISTORIC DISTRICT ONLY.

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Anthony LEWAT (Tony)
Address 151 20th Ave
City Apalachicola State FL Zip 32320
Phone (954) 829-1623

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

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance

Other: Sheed

PROPERTY INFORMATION:

Street Address: 151 20th Ave City & State: Apalachicola, FL Zip: 32320

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

Parcel #: 01-095-08W-8330-0247-0140 Block(s) 247 Lot(s) 16+17

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

OFFICIAL USE ONLY

Setback requirement of Property:
Front: 15' Rear: 25' Side: 15' Lot Coverage: 40% 7144'
Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

20 x 14 shed. Roof will be metal to match ~~face~~ the house. Siding is hardie board and will be painted to match the house as well.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	JAMES	LAP SIDING	FL 10477.1
	HARDIE		
Doors	JELD-WEN	9 LITE OUTSWING	FL 12509.4
Windows	TAF CO	ECO IMPACT	FL 20743.1
Roofing	MARLYN	MAR-RIB	FL 8993
	METALS		
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Anthony Leigh Email: ynotleigh@yahoo.com

ADDRESS: 151 20th Ave

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 954-829-1623

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Hunter Outdoor Connections Email: jaela@hunteroutdoorconnections.com

ADDRESS: 2235 Crawfordville Hwy

CITY, STATE & ZIP CODE: Crawfordville FL PHONE # 229-873-0243

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 151 20th Ave Apalachicola, FL 32320

PURPOSE OF PERMIT: Shed

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

PROPERTY PARCEL ID # R-2

LEGAL DESCRIPTION OF PROPERTY: Lots 16+17 Block 247

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building.

20x14' shed

Distance from property lines: Front 20ft Rear 5ft L. Side 19ft
 R. Side 5ft
 Cost of Construction \$ 18,000 Square Footage 280
 EPI _____ Flood Zone X Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof metal Type of Walls Hardie Type of Floor _____
 Extreme Dimensions of: Length 20 Height _____ Width 14

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

NOTICE: 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 _____ Date 5-5-2022
 Signature of Contractor _____ Date _____

Notary as to Owner _____ Date: _____
 Notary as to Contractor _____ Date: _____
 My Commission expires: _____ My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

Alley

5 ft

5 ft

(280 Sq Ft)
Shed

14

20

25 ft setback

9 ft

Total lot coverage:

6,000

Current lot coverage:

1,500 Sq Ft

Proposed lot coverage

1,500 + 280

= 1,780 Sq Ft

40% = 2,400

15 ft setback

7.5 ft setback

House

1,500 Sq Ft

30x50

F
R
E
D

M
E
Y
E
R

S
T

15 ft setback

100 FT

15 FT

151

20TH AVE



220 Avenue D.

Two-Story Studio/Garage

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Passanante, Paul & Kimberly</u>	Contractors Name: <u>Duncan Home Construction Inc.</u>
Address <u>P.O. Box 516</u>	State License # <u>CBC 1261921</u> City License # _____
City <u>Forest Grove</u> State <u>Pa</u> Zip <u>18922</u>	Email Address <u>dh-const@hotmail.com</u>
Phone <u>(215) 264-8478</u>	Phone <u>(850) 670-1000 / 370-6790</u>

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

*Reason for Denial _____

PROJECT TYPE

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

Street Address: 220 AVENUE "D" City & State: APALACHICOLA, FLORIDA Zip: 32320

Historic District Non-Historic District Zoning District: R-1

Parcel #: 01-095-08W-8360-0009-0080 Block(s) 9 Lot(s) 6 & 7

FEMA Flood Zone/Panel #: X - 12037C0526F
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: accessory

Front: 15 Rear: 5 Side: 15 Lot Coverage: 40%

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

property is non-conforming
 → property:
 front: 15' side: 7 1/2' rear: 15', no less than 5'

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

Timmy Owens
 Permitting and Development Coordinator
 (850) 658-1522
 toyens@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).

This development is a garage and upstairs carriage house apartment that will be built on grade, wood framed with James Hardie siding to match the existing home on the property

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	James Hardie	Cement Siding Board (see plans)	
Doors	Thermotru	fiberglass Doors	
Windows	Vinylco	Vinyl Windows	
Roofing	N/A	Standing Seam Metal	
Trim	James Hardie	Cement Siding Board	
Foundation	N/A	Concrete	
Shutters	N/A	N/A	
Porch/Deck	N/A	Concrete	
Fencing	N/A	N/A	
Driveways/Sidewalks	N/A	Concrete	
Other	N/A	N/A	

R-1

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Passanante, Paul & Kimberly Email: islanddog63@gmail.com

ADDRESS: P.O. Box 514

CITY, STATE & ZIP CODE: Forest Grove, Pa PHONE # 215-264-8978
18922

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

ADDRESS: _____ N/A

CITY, STATE & ZIP CODE: _____ N/A PHONE # _____ N/A

CONTRACTOR'S NAME: Duncan Home Const. Inc. Email: dh-const@hotmail.com

ADDRESS: 135 U.S. Highway 98

CITY, STATE & ZIP CODE: Eastpoint, Fl PHONE # (850) 670-1000
32328

STATE LICENSE NUMBER: CBC 1261921 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 220 Avenue "D" Apalachicola, Florida 32320

PURPOSE OF PERMIT: Construct New Garage

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

PROPERTY PARCEL ID # 01-095-0812-8360-0009-0080

LEGAL DESCRIPTION OF PROPERTY: Parcel in block 9, Part of lots 6 & 7

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

BONDING COMPANY: _____ N/A

ADDRESS: _____ N/A CITY, STATE & ZIP: _____ N/A

ARCHITECT'S/ENGINEER'S NAME: George Coon Inc.

ADDRESS: 252 6th street CITY, STATE & ZIP: Apalachicola, Fl 32320

MORTGAGE LENDER'S NAME: _____ N/A

ADDRESS: _____ N/A CITY, STATE & ZIP: _____ N/A

WATER SYSTEM PROVIDER: Apalachicola SEWER SYSTEM PROVIDER: Apalachicola

PRIVATE WATER WELL: _____ N/A SEPTIC TANK PERMIT NUMBER: _____ N/A

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other Garage / Studio (accessory structure)
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 15' Rear 40' L. Side 80'
 R. Side 5'

Cost of Construction \$ 9150,000.00 Square Footage 1190
 EPI _____ Flood Zone X Lowest Floor Elevation +2.0
 Area Heated/Cooled 503 # Of Stories 2 # Of Units 1
 Type of Roof Metal Type of Walls Gypsum Type of Floor Concrete / Wood
 Extreme Dimensions of: Length 44' Height 14'6" Width 34'

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: 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 _____ Date _____

Signature of Contractor _____ Date _____

Notary as to Owner _____
 Date: _____

Notary as to Contractor _____
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

City of Apalachicola
Building Department
MECHANICAL _ ELECTRICAL _ PLUMBING _

DATE: _____ PERMIT FEE \$: _____ PERMIT ISSUED: _____

OWNER'S NAME: Passanante, Paul EMAIL: islanddog63@gmail.com

ADDRESS: P.O. Box 516

CITY, STATE & ZIP CODE: Forest Grove, Pa PHONE # 215-264-8978
18922

CONTRACTOR'S NAME: Duncan Home Construction Inc.

ADDRESS: 135 U.S. Highway 98 Eastpoint, Florida 32328

EMAIL: dh-const@hotmail.com PHONE # (850) 670-1000

STATE LICENSE NUMBER: CBC 1261921 COA LICENSE # _____

ADDRESS OF PROJECT: 220 Avenue "D" Apalachicola, Florida

PROPOSED USE OF SITE: Garage / Studio

PROPERTY PARCEL ID # 01-095-08W-8360-0009-0080

LEGAL DESCRIPTION OF PROPERTY: Parcel in Block 9, Part of lots 6 & 7

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

PURPOSE OF BUILDING: Single Family Multi-Family Commercial Storage Sign
 Other Garage / Studio Addition, Alteration or Renovation to building.

Cost of Construction \$ 150,000.00 Total Square Footage 1190

Flood Zone _____ Lowest Floor Elevation 42.0

Area Heated/Cooled 603 # Of Stories 2 # Of Units 1

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.

Signature of Owner or Agent _____

Signature of Contractor _____

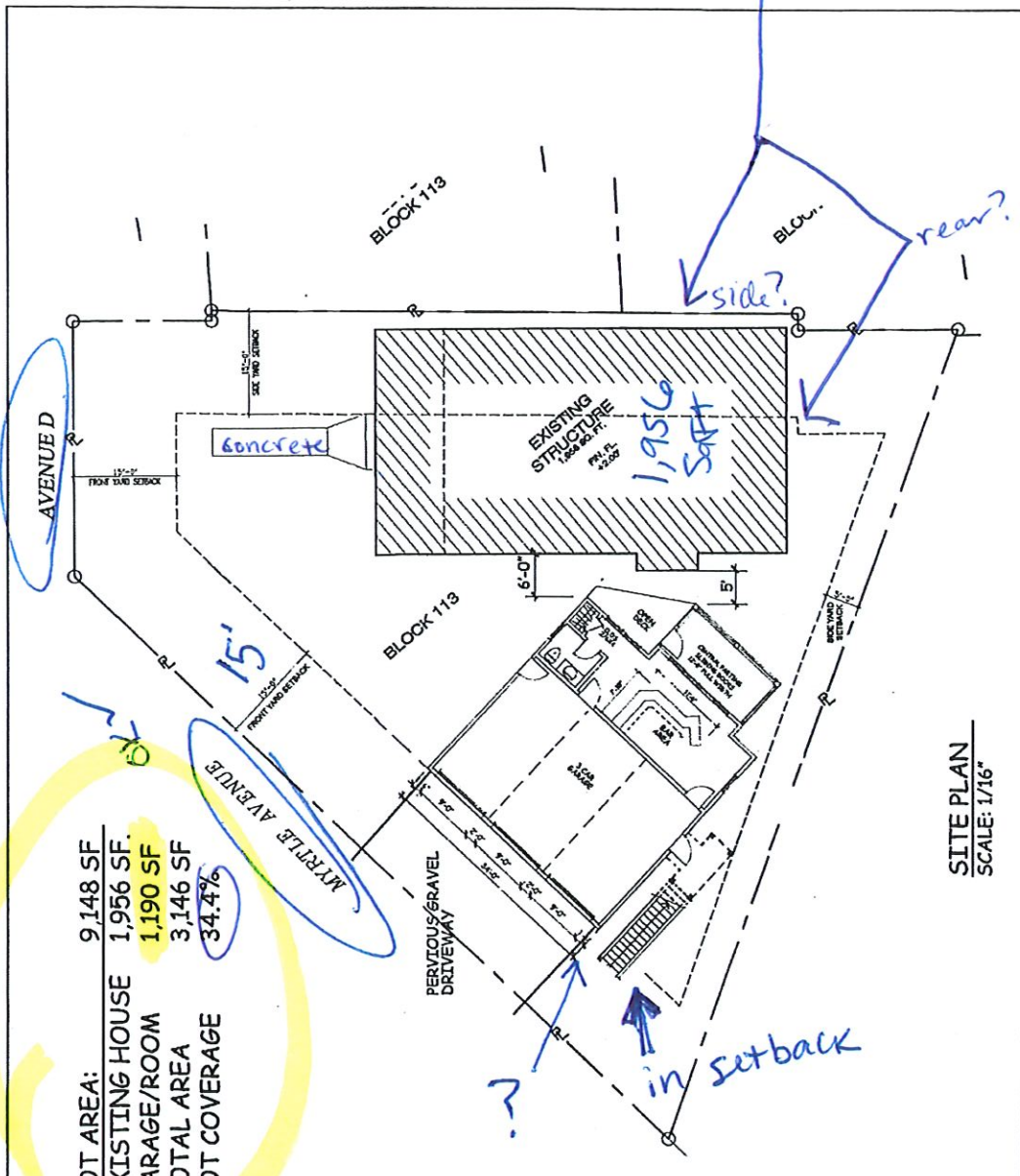
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Date: _____

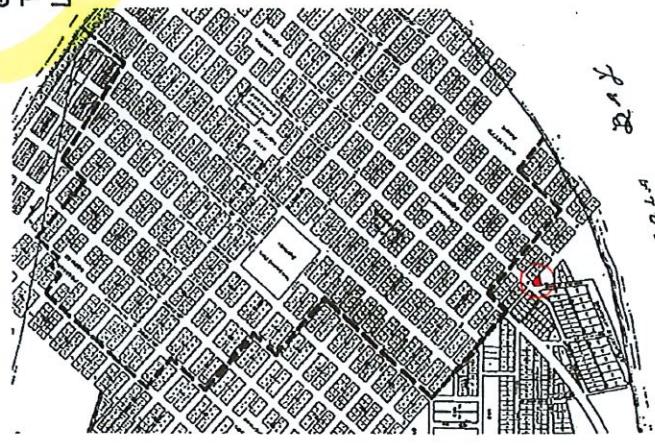
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

towens@cityofapalachicola / 850.653-1522

non-conforming: no 25' rear setback
no 5' side setback



LOT AREA: 9,148 SF
EXISTING HOUSE 1,956 SF.
GARAGE/ROOM 1,190 SF
TOTAL AREA 3,146 SF
LOT COVERAGE 34.4%



SITE PLAN
SCALE: 1/16"

PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN DATE: 5-6-2019

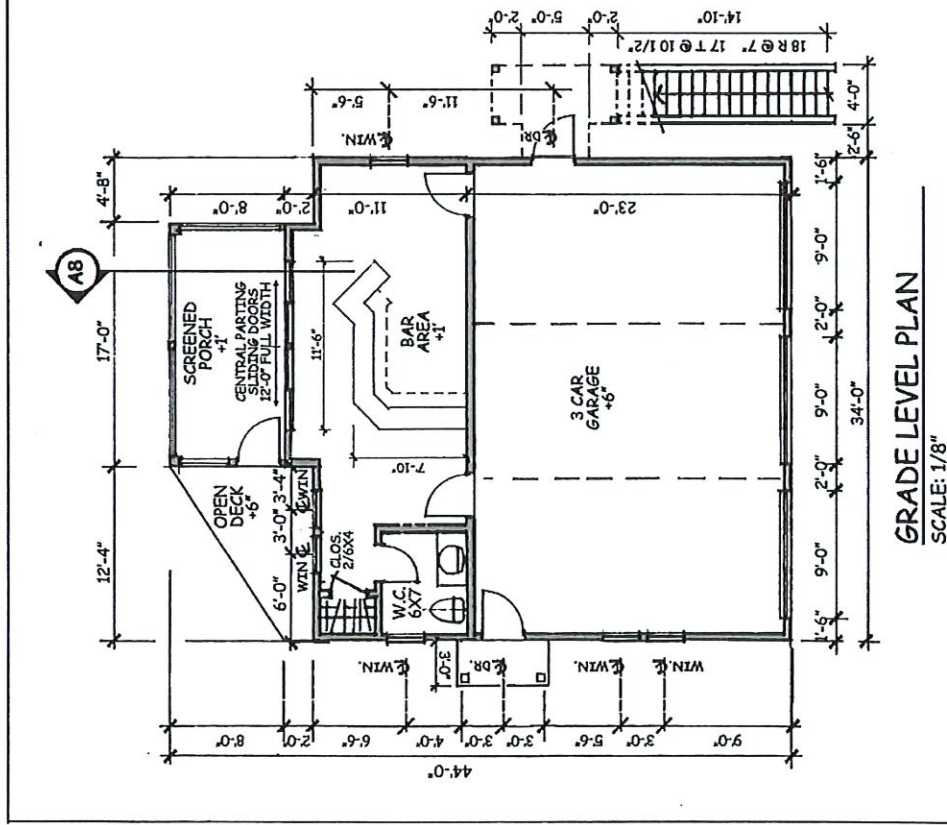
george coon inc

residential · planning · design
222 Sixth Street · Apalachicola · FL 32320 · (850)227 6898 · georgecoon@gmail.com

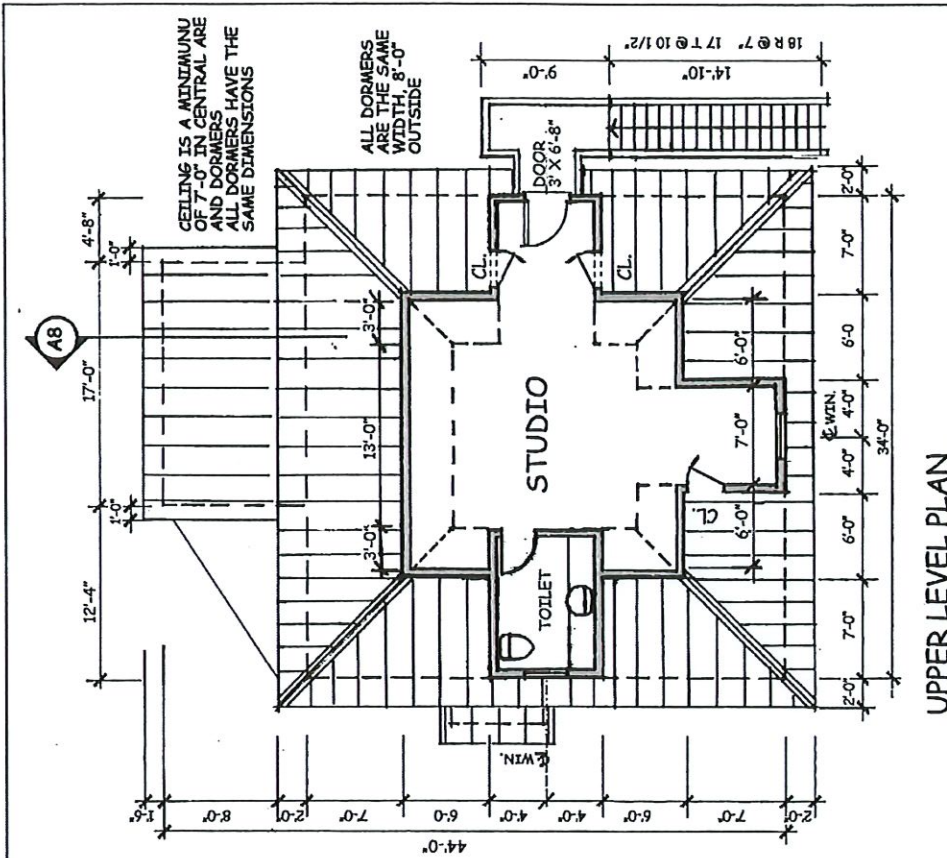
A1

1/2 bath

1/2 bath



UPPER LEVEL PLAN
SCALE: 1/8"



GRADE LEVEL PLAN
SCALE: 1/8"

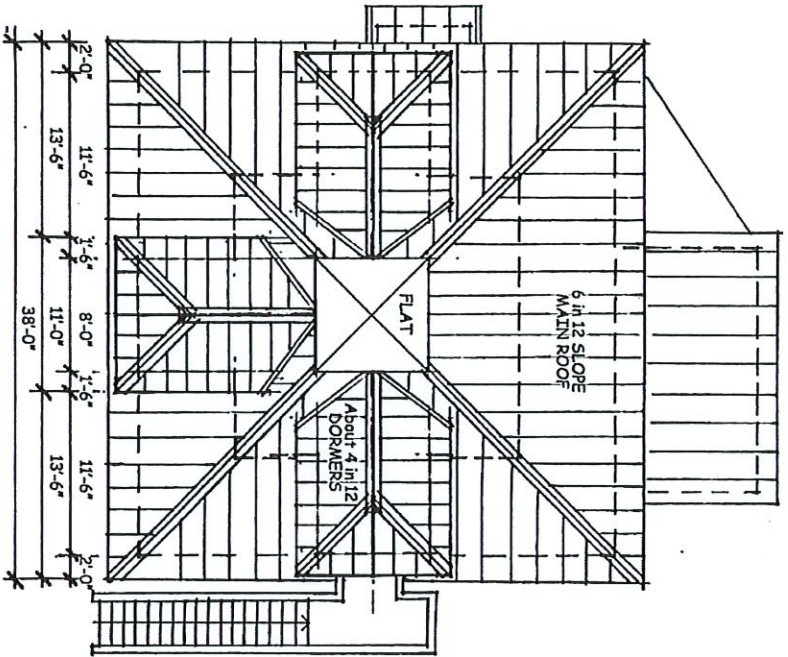
PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN DATE: Revised 13 June 2019

george coon inc

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

A2



ROOF PLAN
SCALE: 1/8"

PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN

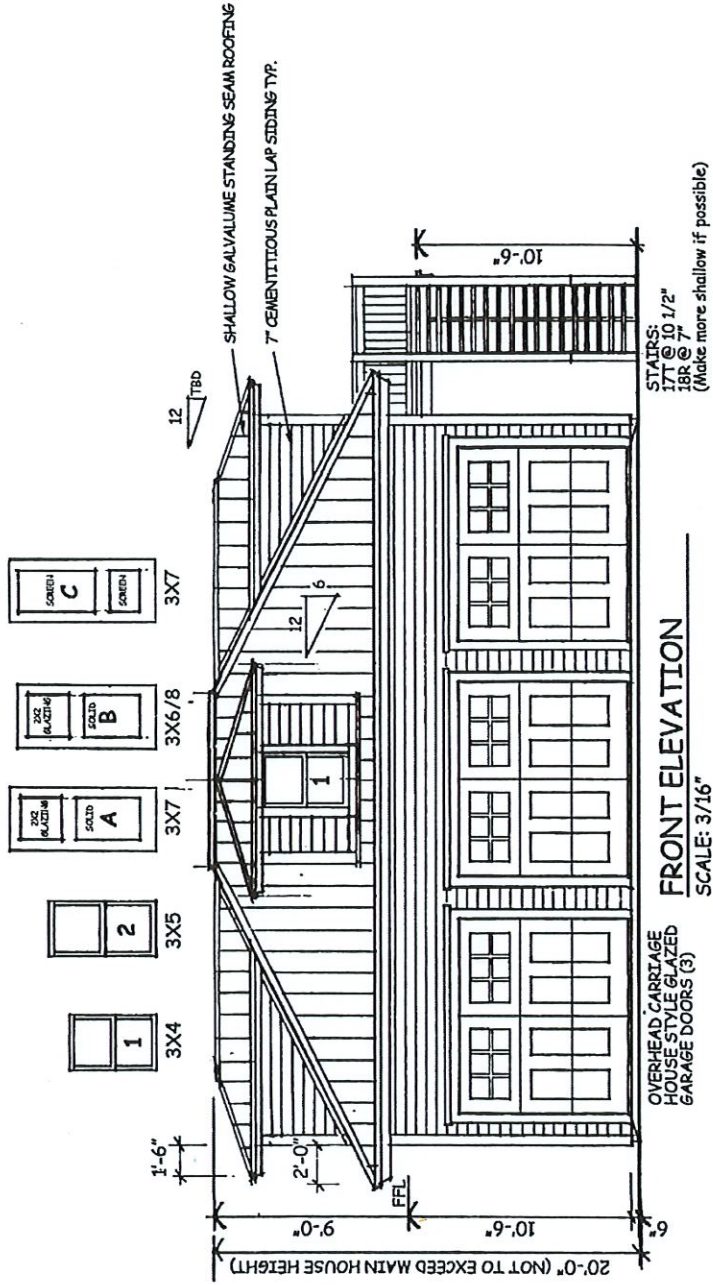
DATE: 5-6-2019

george coon inc

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232 Sixth Street · Apalachicola - FL 32310 - (850)227 6898 - georgecoon@email.com

A3



FRONT ELEVATION
SCALE: 3/16"

OVERHEAD CARRIAGE
HOUSE STYLE GLAZED
GARAGE DOORS (3)

PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN

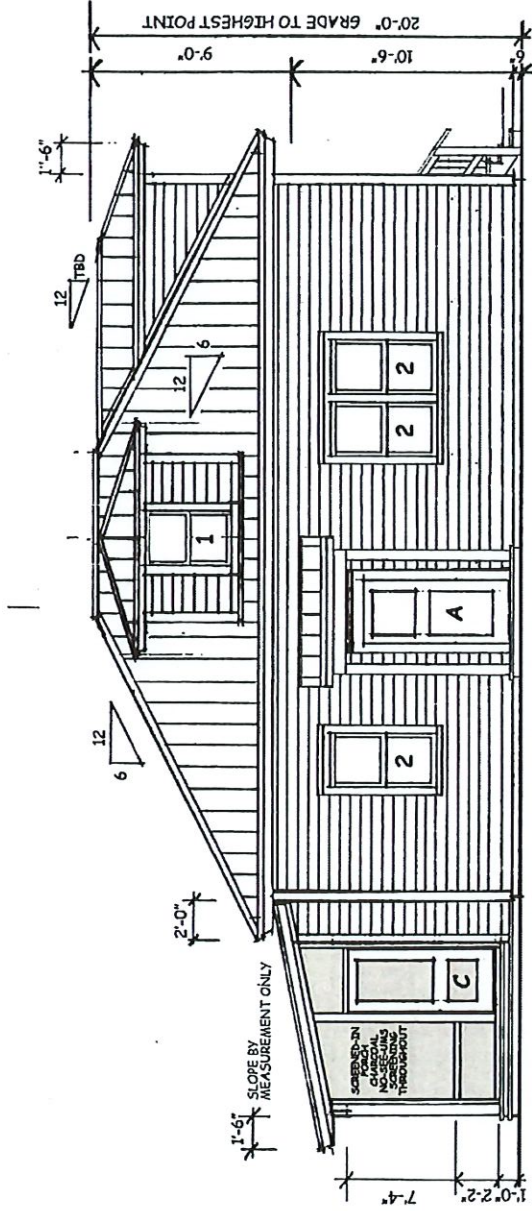
DATE: 5-6-2019

george coon inc

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

A4



EAST SIDE
SCALE: 3/16"

PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN

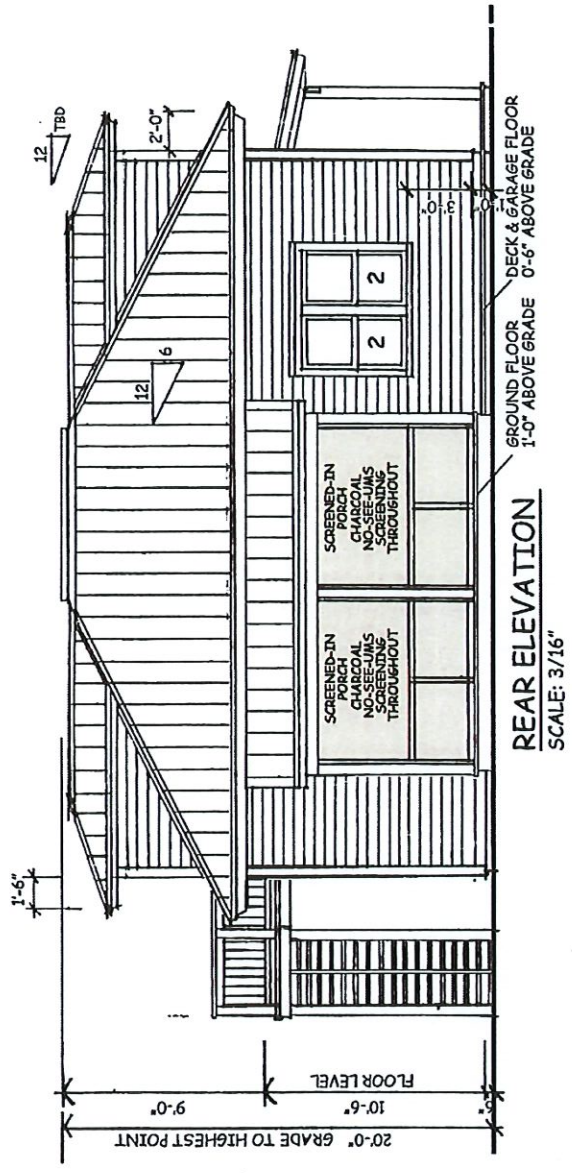
DATE: 5-6-2019

george coon inc

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

A5



PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN

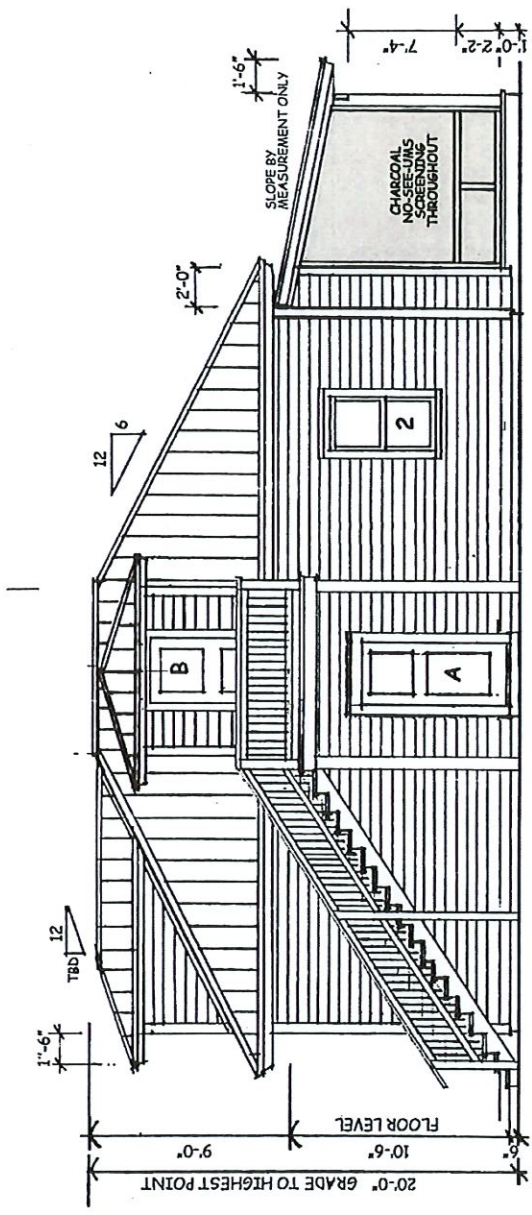
DATE: 5-6-2019

george coon inc

residential . planning . design

232 Sixth Street - Apalachicola - FL 32320 - (850)227 6598 - georgecoon@gmail.com

A6



WEST SIDE
SCALE: 3/16"

PASSANANTE GARAGE / STUDIO

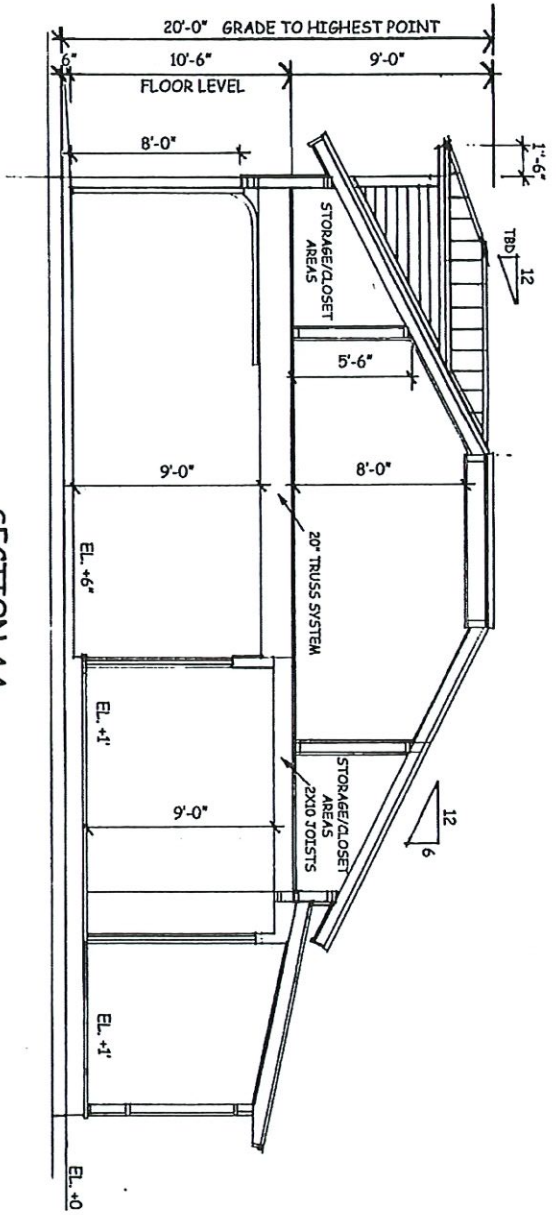
SCALE: AS SHOWN

DATE: 5-6-2019

george coon inc

residential · planning · design

222 Sixth Street · Apalachicola · FL 32320 · (850)227 6838 · georgecoon@gmail.com



SECTION AA
SCALE 3/16"

PASSANANTE GARAGE / STUDIO

SCALE: AS SHOWN

DATE: 5-6-2019

george coon inc

residential · planning · design
232 Sixth Street · Apalachicola - FL 32320 · (850)227 6398 · georgecoon@gmail.com

A8



62 15th Street

Pergola, Fence, & Deck Addition

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

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

OWNER INFORMATION
 Owner J. Wm. & Patt. McCartney
 Address 145 Bay Ave
 City Apalachicola State FL Zip 32320
 Phone (850) 653-1900

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

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____
 *Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance
- Other: Pergola, Driveway, AND Landing/Deck

PROPERTY INFORMATION:
 Street Address: 62 15th St. City & State Apalachicola, FL Zip 32320
 [Historic District [] Non-Historic District Zoning District R-1
 Parcel #: ONE Block(s) 98 Lot(s) 1
 FEMA Flood Zone/Panel #: .02
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15 Rear: 5 Side: 15 Lot Coverage: 40%
 Water Available: _____ Sewer Available: _____ Taps Paid _____

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

 Chairperson, Apalachicola Planning & Zoning Board

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

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

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

The project is to construct 75 lf of 6 ft Fence in rear yard. To construct a 20 ft by 20 ft OPEN WOODEN Pergola to park cars under. PLACE gravel on a 60' by 10' Driveway using filter cloth to support the Gravel. And, construct a 16' x 7' Landing/ deck at rear door of house to provide access to rear yard and cars.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	N/A		
Doors	N/A		
Windows	N/A		
Roofing	N/A		
Trim	N/A		
Foundation	N/A		
Shutters	N/A		
Porch/Deck & Pergola	Self	Wooden Perovous Landing/Deck and Open air wooden Pergola Posts & Beams	
Fencing	Self	Standard wood Fencing	
Driveways/Sidewalks	Self	Limerock Gravel over filter cloth	
Other	N/A		

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

May 9th 2022

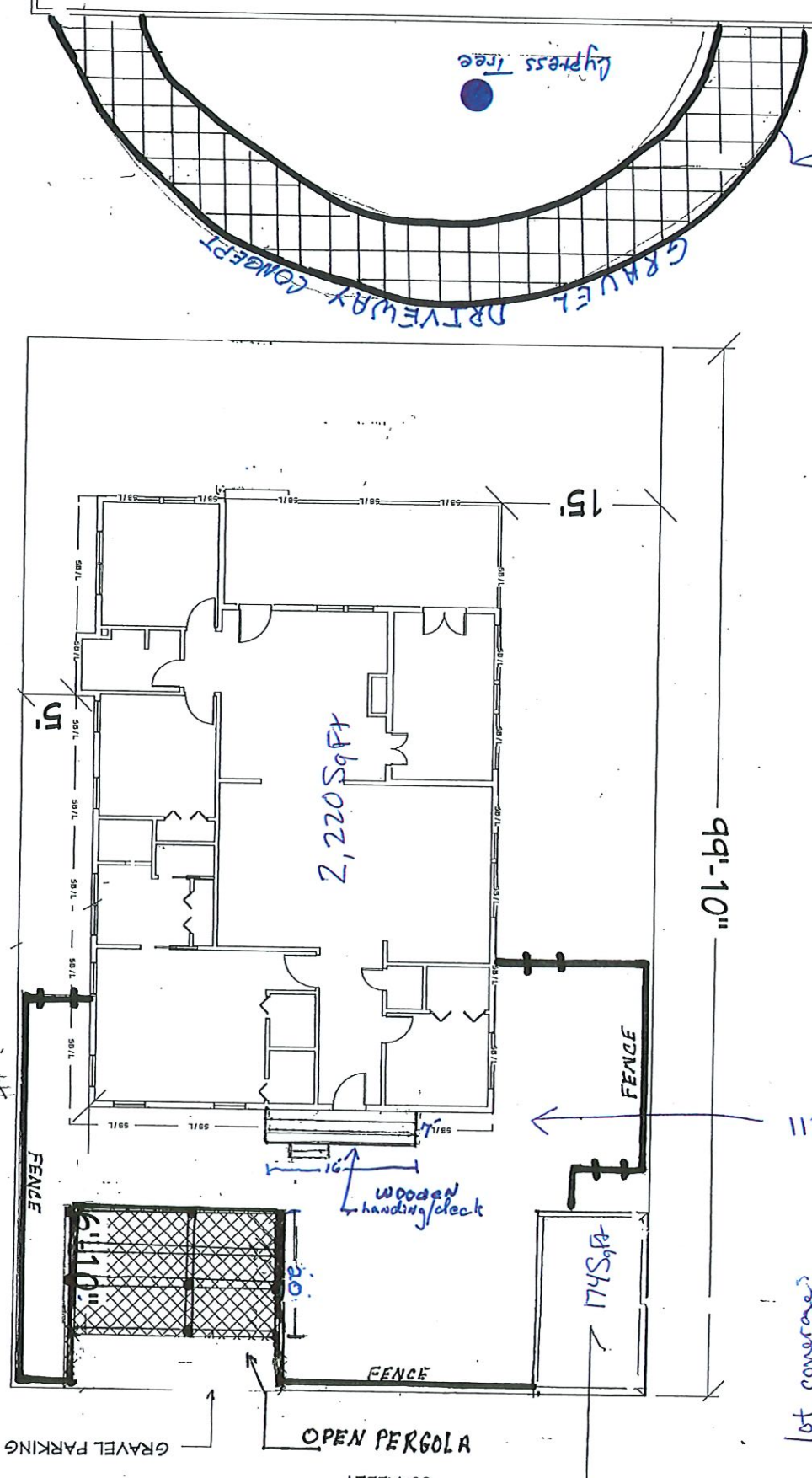
SIGNATURE OF APPLICANT



SITE PLAN



1" = 20' (11" x 17" @ 100%)
 1" = 10' (24" x 36" @ 200%)
 DRIVEWAY, PERGOLA, DECK
 FENCE PLAN
 15TH STREET
 J. Wm McGarney



lot coverage?
 Shed: 174 Sqft
 house: 2,220 Sqft
 deck: 112 Sqft
 2,506 Sqft / 6,000 Sqft (lot) = 41.7%
 * were 6 feet away from 40% before deck.
 pick

10x17.4' OF EXISTING SHED TO REMAIN

culverts
 stormwater
 pick

AVENUE D

GRAVEL DRIVEWAY CONCEPT
 Lypress tree

GRAVEL PARKING

OPEN PERGOLA

30' ALLEY

99'-10"

15'

2,220 Sqft

174 Sqft

112' deck

FENCE

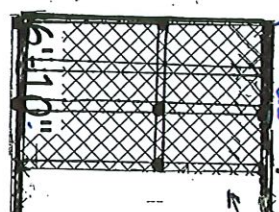
FENCE

FENCE

2#

5'

wooden handing/deck
 16'

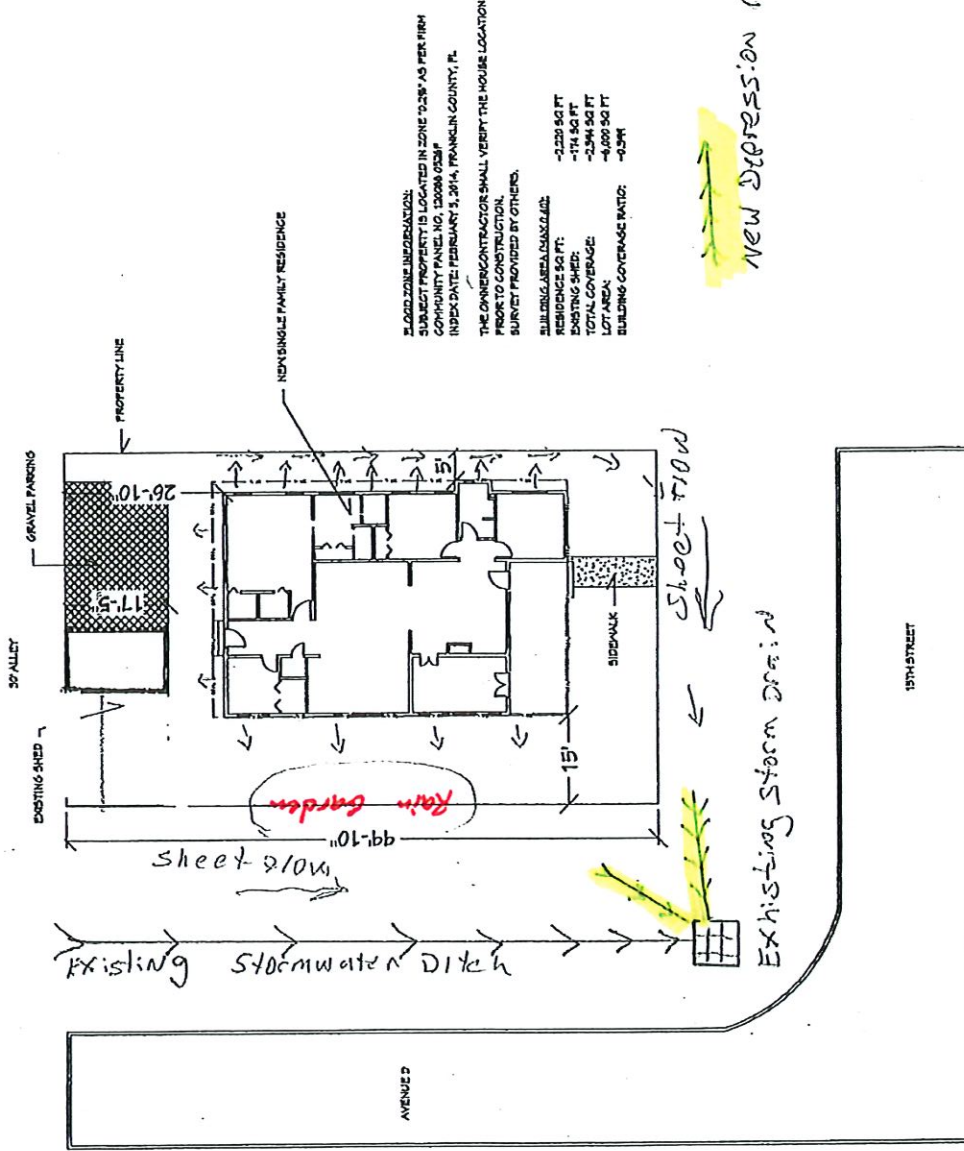


5' x 10'

20'

15'

STORMWATER FLOWS & DRAINAGE 64 15th St



FIELD ZONE INFORMATION:
 SUBJECT PROPERTY IS LOCATED IN ZONE T-287 AS PER FIRM
 COMMUNITY PANEL NO. 13008A 025P
 INDEX DATE: FEBRUARY 5, 2014, FRANKLIN COUNTY, FL

THE OWNER/CONTRACTOR SHALL VERIFY THE HOUSE LOCATION
 PRIOR TO CONSTRUCTION.
 SURVEY PROVIDED BY OTHERS.

BUILDING AREA: 2,329 SQ FT
 RESIDENCE SQ FT: -174 SQ FT
 EXISTING SHED: -2,394 SQ FT
 TOTAL COVERAGE: -4,000 SQ FT
 LOT AREA: -4,000 SQ FT
 BUILDING COVERAGE RATIO: -0.5%

SITE PLAN
 1" = 20' (11"x17" @ 100%)
 1" = 10' (24"x36" @ 200%)

R-2

CHAPMAN HIGH SCHOOL

WASHINGTON SQUARE

R-1

CHAPMAN SCHOOL

R-1

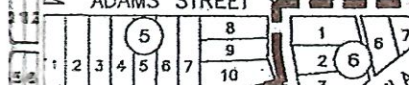
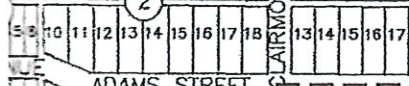
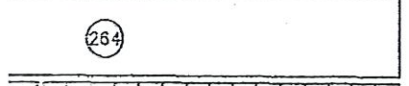
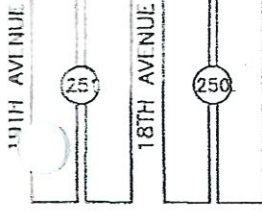
R-1
CHAPMAN SQUARE

R
LAFAYETTE PARK

R-1

R-1

Apalachicola Bay



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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: J. Wm. & Patti McLartney Email: billmccartney22@yahoo.com

ADDRESS: 145 Bay Ave

CITY, STATE & ZIP CODE: Apalachicola, FL PHONE # 850 653-1900

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): NONE

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Self Email: Same as above

ADDRESS: 145 Bay Ave

CITY, STATE & ZIP CODE: Apalachicola, FL PHONE # 850-509-9059 (m)

STATE LICENSE NUMBER: N/A COMPETENCY CARD # _____

ADDRESS OF PROJECT: 62 15th St

PURPOSE OF PERMIT: Construct fence, pergola, and gravel driveway

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

PROPERTY PARCEL ID # ONE

LEGAL DESCRIPTION OF PROPERTY: Block 98, Lot 1

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

BONDING COMPANY: N/A

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn (Pergola)
 Temp Pole Demolition Other Fence (deck/lanai)
 Addition, Alteration or Renovation to building. Add 112 sq ft Landing/Deck to rear of house.

Distance from property lines: Front * Rear 5' pergola L. Side 7' pergola of R. Side 17' landing
 Cost of Construction \$ 2,500.00 Square Footage 1,000
 EPI _____ Flood Zone X Lowest Floor Elevation _____
 Area Heated/Cooled 0 # Of Stories 0 # Of Units 0
 Type of Roof 0 Type of Walls 0 Type of Floor 0
 Extreme Dimensions of: Length 30' Height 9' Width 20'
* Fence to abut property line per city code.

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

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

Signature of Owner or Agent _____ Date _____
 Signature of Contractor [Signature] Date 5/9/2022

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

My Commission expires: _____ My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

(email to: towens@cityofapalachicola.com or drop off in City drop box)
(make checks payable to City of Apalachicola)

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Thu, May 19, 2022 at 7:35 AM



Sent from Yahoo Mail on Android

PERGOLA SITE

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Thu, May 19, 2022 at 7:32 AM



bill.crla

Sent from Yahoo Mail on Android

GRAVEL DRIVE

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Thu, May 19, 2022 at 4:44 PM



112 sq ft. LANDING/DECK

Sent from Yahoo Mail on Android

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Wed, May 18, 2022 at 3:08 PM



Pergola Concept

Sent from Yahoo Mail on Android

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Wed, May 18, 2022 at 3:41 PM



PERGOLA

Sent from Yahoo Mail on Android

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Wed, May 18, 2022 at 3:12 PM



FENCE CONCEPT

(no subject)

1 message

Bill McCartney <billmccartney22@yahoo.com>
Reply-To: Bill McCartney <billmccartney22@yahoo.com>
To: bill <bill.crlands@gmail.com>

Wed, May 18, 2022 at 3:13 PM



FENCE



97 Dr. Martin Luther King Blvd.
Concrete Driveway/Sidewalk

(Contact)
Mertis Wynn 850-774-8844

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION <u>HISTORIC DISTRICT ONLY</u>		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner: <u>Joan L. Crowder</u> Address: <u>97 DR. MARTIN LUTHER KING BLVD</u> City: <u>Apalachicola</u> State: <u>FL</u> Zip: <u>32320</u> Phone: <u>(254) 554-3601</u>		Contractors Name: <u>Michael Netherly, OWNER</u> State License # _____ City License # _____ Email Address: <u>Concrete Authority LLC @ Gmail.com</u> Phone: <u>(720) 388-4664</u>
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alination/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input checked="" type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other: <u>CONCRETE DRIVEWAY + SIDE WALK</u>
PROPERTY INFORMATION:		
Street Address: <u>97 DR. MARTIN LUTHER KING BLVD</u> City & State: <u>Apalachicola, FL</u> Zip: <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>Ca</u> Parcel #: <u>01-095-08W-8330-070-010</u> Block(s): <u>170</u> Lot(s): <u>10</u> FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15</u> 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: _____ Chairman, 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.

Bree Robinson
Grant Coordinator & City Planner
City of Apalachicola
o: 850-323-0985
brobinson@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).

Light grade, Form and pour a 4,000 PSI (4" thick) concrete driveway for up to 805 sq. feet. Also a side way up to 156 sq ft at 4" thick.

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

CERTIFICATION

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

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

16 MAY 2022
DATE

Joan L. Crowder
SIGNATURE OF APPLICANT

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

DATE: 16 MAY 2022 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: JOAN L. Crowder Email: _____
254-554-3601

ADDRESS: 97 DR. MARTIN Luther King Blvd

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 254-554-3601

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Michael Netherly Email: Concrete Authority LLC

ADDRESS: 2000 MARVIN AVE @ GMAIL.com

CITY, STATE & ZIP CODE: POrt SAINT Jee, FL PHONE #: 720-388-4664

STATE LICENSE NUMBER: 32456 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 97 DR. MARTIN Luther King Blvd

PURPOSE OF PERMIT: POURING OF CONCRETE

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

PROPERTY PARCEL ID # 01-095-08W-8330-0170-0101

LEGAL DESCRIPTION OF PROPERTY: Southwest half OF LOT 10, Block 170
of the City of Apalachicola, FRANKLIN County, FL

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

Single Family ___ Townhouse ___ Commercial ___ Industrial ___ Shed
 ___ Multi-Family ___ Swimming Pool ___ Roof ___ Sign ___ Pole Barn
 ___ Temp Pole ___ Demolition Other Driveway / Sidewalk
 ___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 12,025.00 Square Footage _____
 BPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

NOTICE: 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.

Jean L. Crooks 16 MAY 2022
Signature of Owner or Agent Date

Signature of Contractor Date

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

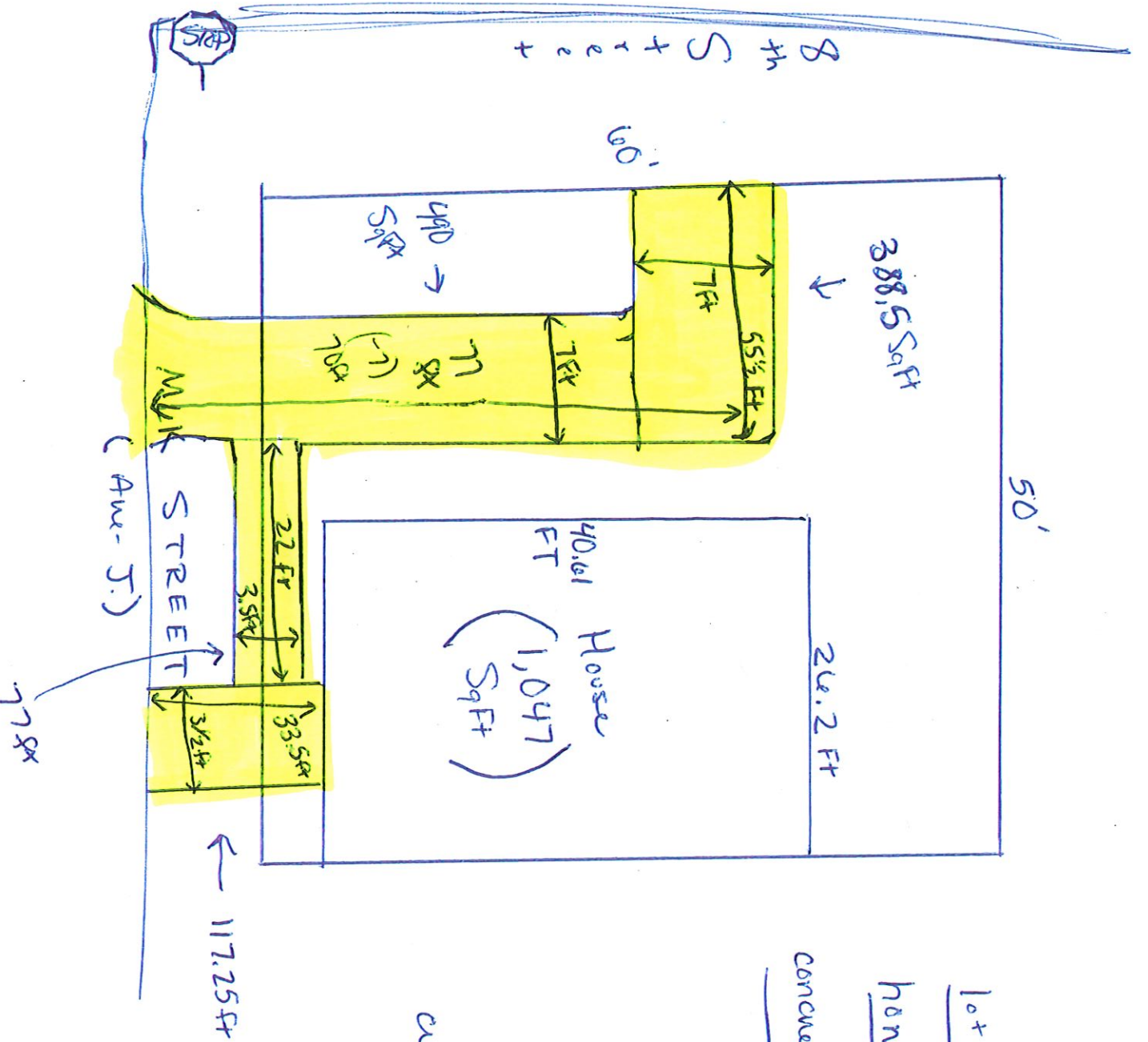
My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL

(email to: towens@cityofapalachicola.com or drop off in City drop box)
(make checks payable to City of Apalachicola)

97 MLK Blvd.



$$\frac{\text{lot size}}{\text{home}} = \frac{3,000}{1,047.5 \text{ Sq Ft}}$$

$$\begin{aligned} \text{concrete pavement} &= 388.5 \\ &+ 490 \\ &+ 77 \\ &+ 117.25 \end{aligned}$$

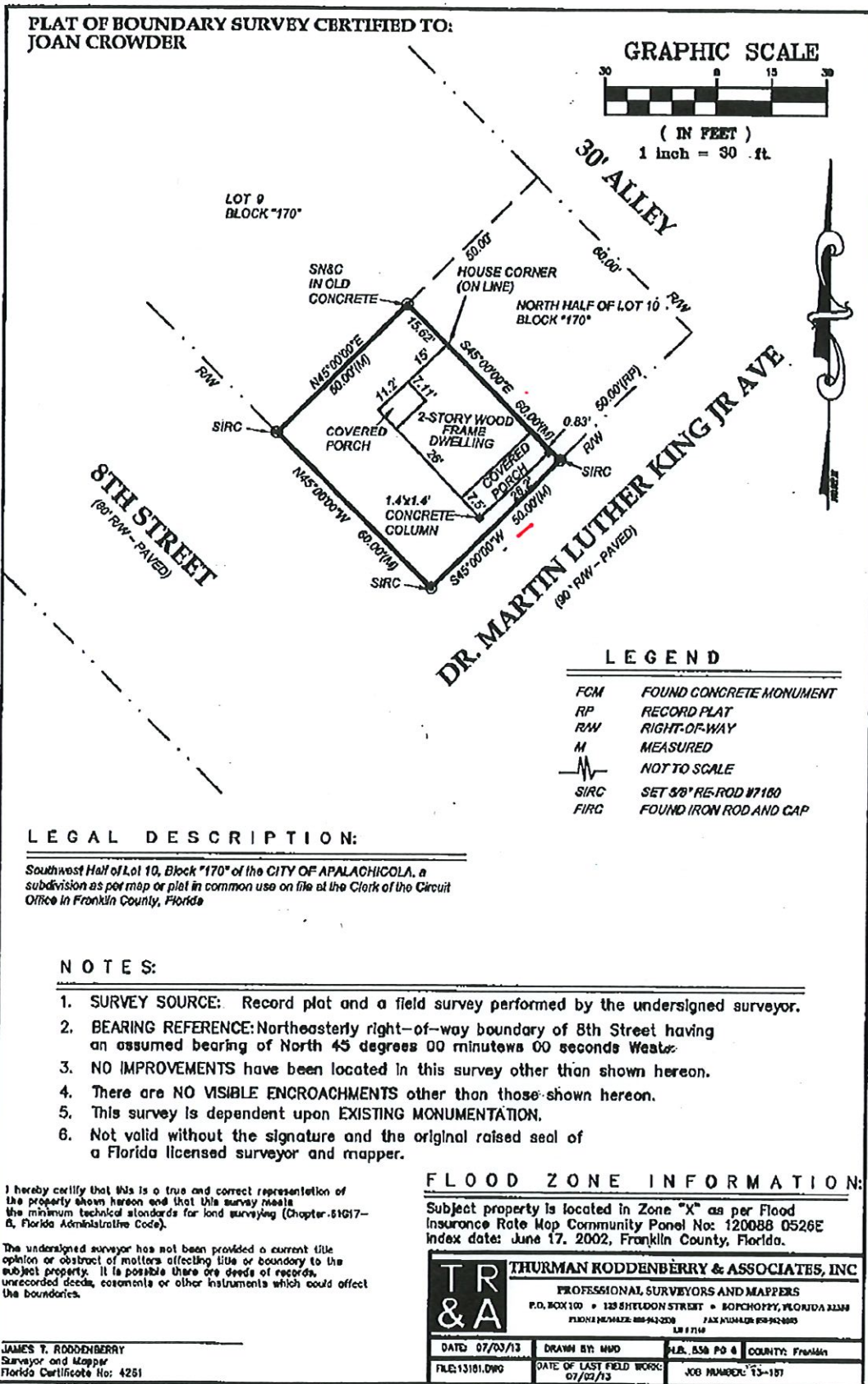
$$\hline 1,072.75 \text{ Sq Ft}$$

current lot coverage = 2,119.5

70% lot coverage

Statement from Joan Crowder, owner of 97 Martin
Luther King Blvd, Apalachicola, FL 32320

my name is Joan Crowder. I was born and raised
in Apalachicola. After graduating from Chapman High
School, I enlisted in the US Army. I'm a 22 years
old military retiree from the Army. Retiring as an E8,
First Sergeant. Currently I'm living in Killeen, TX
outside of Ft. Hood, TX. I decided I wanted to come back
home to live in my hometown in Florida and I bought
the property at 97 MLK and each year I would have
contractors to do the renovations. Each hired contractors
told me that they would pull the permits. I believe
them and I did not have any problems until now. I
did not check for the permits and I know now the
responsibilities lies with me. This incident has taught
me to check with the city for permits for any work that
is done on the house from now on. I'll take the
consequences for not checking prior and I'll move on.
Thank you for listening. Joan Crowder



①



FRONT OF house

97 MARTIN Luther King
BLVD

APALACHICOLA, FL
32320



FRONT OF house →
with curve pavement
to side pavement





side of house

Side of house
curving around large
cedar tree



3



←
Side of
house
with curved
pavement



←
curved pavement
ending on 8th Street
for the corner lot.

BEFORE RENOVATION



④



BEFORE the
NEW CONCRETE
WAS poured,
the old concrete
WAS torn up
and CRACKED
IN FRONT OF
house. Health
HAZARD if
someone had
trip on it.



CARS had to park
ON the UNEVEN
grass ON the side
OF the house



67 Avenue D

New Construction and Pool

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

HISTORIC DISTRICT ONLY.

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Steven Etchen</u>	Contractors Name: _____
Address <u>67 AVE D</u>	State License # _____ City License # _____
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>	Email Address _____
Phone <u>(850) 227-6898 (George Con)</u>	Phone (_____) _____

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

*Reason for Denial _____

PROJECT TYPE

<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input checked="" type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other: <u>RELOCATE EXISTING POOL AND GYM / GYM ALTERED SLIGHTLY (WITH NO AREA CHANGE)</u>
--	---

PROPERTY INFORMATION:

Street Address: 67 AVE D City & State APALACHICOLA, FL Zip 32320

Historic District | Non-Historic District Zoning District: R-1

Parcel #: D1-095-08W-8330-0016-0010 Block(a) BL 16 Lot(s) LOT 1 & 2 LOT 2

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

OFFICIAL USE ONLY

Setback requirement of Property: Front: <u>15' x 2'</u> Rear: <u>NAS</u> Side: <u>5' + 10'</u> Lot Coverage: <u>40%</u> Water Available: _____ Sewer Available: _____ Taps Paid: _____ <i>So necessary</i>	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.

Bree Robinson
Grant Coordinator & City Planner
City of Apalachicola
o: 850-323-0985
brobinson@cityofapalachicola.com

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

THE PROJECT IS TO RELOCATE A PREVIOUSLY APPROVED EXIST SWIMMING POOL AND GYM ON SITE. THE GYM HAS ALTERED DIMENSIONS BUT MAINTAINS THE SAME APPROVED AREA EXACTLY (420 S.F.) IMPERVIOUS SURFACE REMAINS AS APPROVED. ALL SETBACKS CONTINUE TO BE ADHERED TO

Project Scope	Manufacturer	Product Description ALL PREVIOUSLY APPROVED	PL Product Approval #
Siding		HARDI LIND	
Doors		FIBER GLASS WITH GLAZING	
Windows		VINYL	
Roofing		GALVALUME STANDING SEAM	
Trim		HARDI EX	
Foundation		CONCRETE SLAB	
Shutters		NA	
Porch/Deck		NA	
Fencing		WOOD SLATS AROUND POOL	
Driveways/Sidewalks		PERVIOUS PAVERS	
Other			


CERTIFICATION

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

27 MAY 2022

DATE


SIGNATURE OF APPLICANT

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: STEVEN ETCHEN Email: steven@whitesandsinvestme

ADDRESS: 67 AVE D

CITY, STATE & ZIP CODE: Apalach, FL, 32320 PHONE # 850-227-6898 (GEORGE COON
AGENT)

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

ADDRESS: NA

CITY, STATE & ZIP CODE: NA PHONE # NA

CONTRACTOR'S NAME: COASTAL ICF CONSTRUCTION Email: doug@coastalicfconstructi

ADDRESS: 791 SAN CHRISTOPHER DRIVE, SUITE B

CITY, STATE & ZIP CODE: DUNEDIN, FL 34698 PHONE # 727-733-6200

STATE LICENSE NUMBER: CBC 1255797 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 67 AVE D, APALACHICOLA, FL. 32320

PURPOSE OF PERMIT: RESIDENTIAL

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

PROPERTY PARCEL ID # 01-09S-OBW-8330-0016-0010

LEGAL DESCRIPTION OF PROPERTY: BL16, LOT 1 & E 1/2 LOT 2, CITY OF APALACHICOLA

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

BONDING COMPANY: NA

ADDRESS: NA CITY, STATE & ZIP: NA

ARCHITECT'S/ENGINEER'S NAME: GEORGE COON, DESIGN / Sdq ARCHITECTURE

ADDRESS: 793 San Christopher Drive CITY, STATE & ZIP: SUITE A, DUNEDIN, FL 34698
MORTGAGE LENDER'S NAME: NA

ADDRESS: NA CITY, STATE & ZIP: NA

WATER SYSTEM PROVIDER: APALACHICOLA SEWER SYSTEM PROVIDER: APALACHICOLA

PRIVATE WATER WELL: NA SEPTIC TANK PERMIT NUMBER: NA

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other POOL HOUSE (GYM)

Addition, Alteration or Renovation to building.

Distance from property lines: Front FRONT 1-15' Rear FRONT 2-15' L. Side 10'
 R. Side 5'

Cost of Construction \$ _____ Square Footage 420 SF
 BPI _____ Flood Zone Lowest Floor Elevation _____

Area Heated/Cooled 420 SF # Of Stories 1 # Of Units 0

Type of Roof METAL Type of Walls STUD Type of Floor CONCRETE SLAB

Extreme Dimensions of: Length 37'-0" Height 10'-0" Width 11'-4"

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

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

Signature of Owner or Agent _____ Date _____

Signature of Contractor _____ Date _____

Notary as to Owner or Agent _____
 Date: _____

Notary as to Contractor _____
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

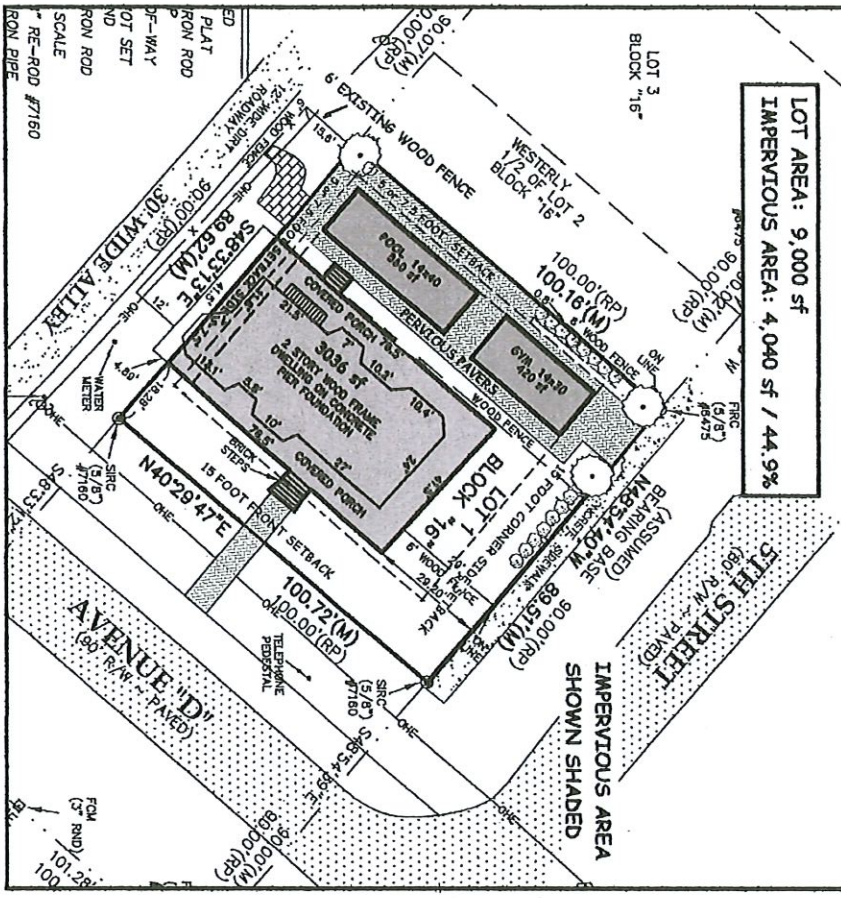
(email to: towens@cityofapalachicola.com or drop off in City drop box)
 (make checks payable to City of Apalachicola)

ORDNANCE SURVEY CERTIFIED TO:
RITON ETCHEN,

APPROVED/EXISTING SITE PLAN

8 MARCH 2021

LOT AREA: 9,000 sf
IMPERVIOUS AREA: 4,040 sf / 44.9%



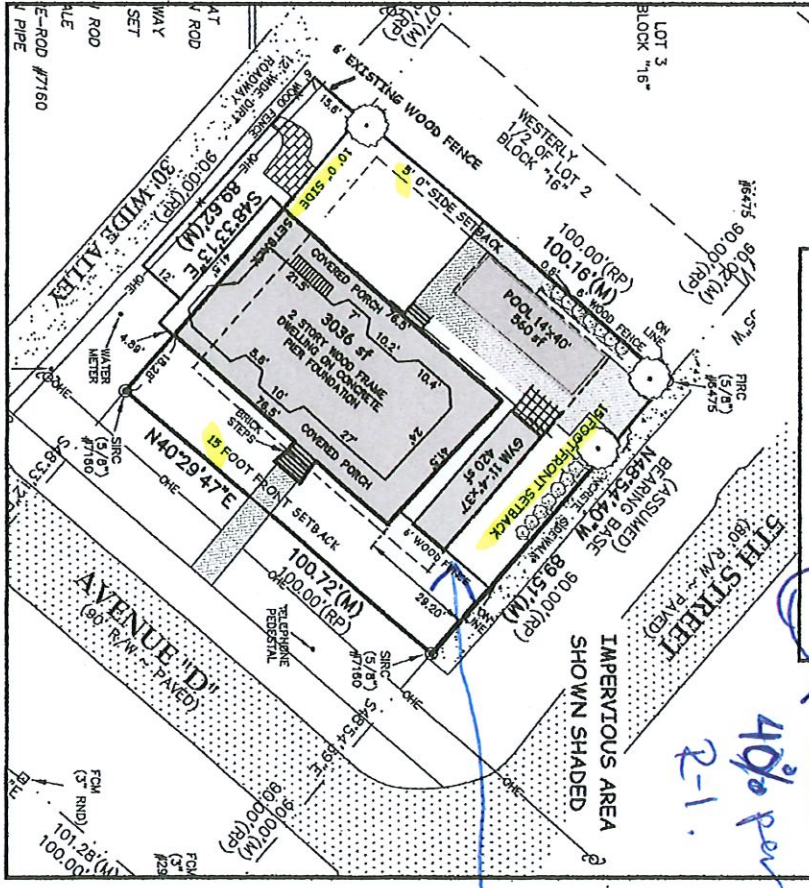
GRAPHIC SCALE: 1" = 30'

ON ETCHEN,

REVISED SITE PLAN

24 May 2022

LOT AREA: 9,000 sf
IMPERVIOUS AREA: 4,040 sf / 44.9%



GRAPHIC SCALE: 1" = 30'

POOL and GYM UNDER CONSTRUCTION

67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

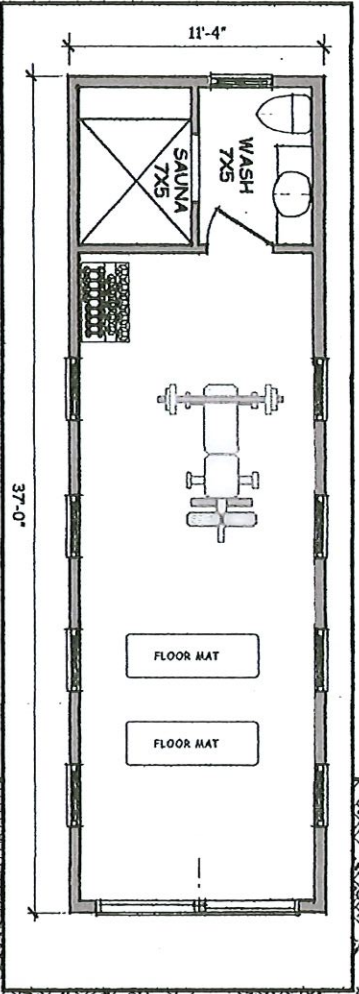
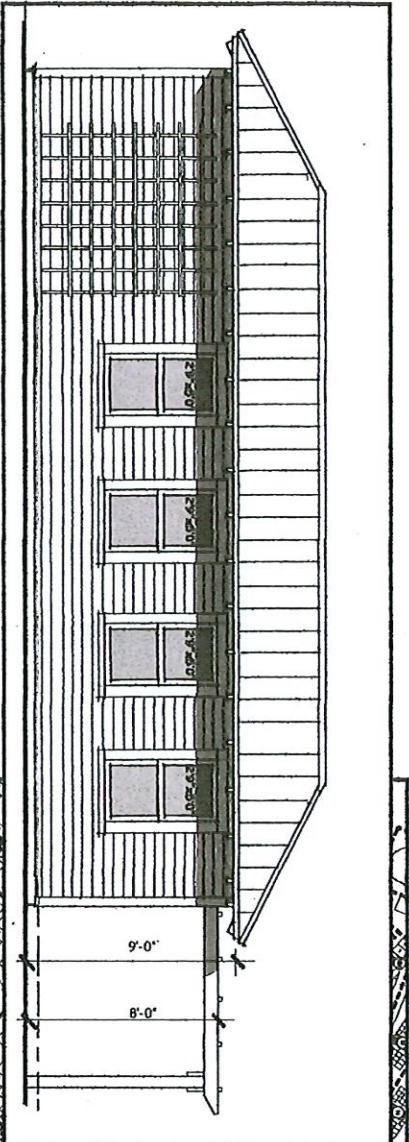
DATE: MAY 2022

REVISED LOCATIONS

Bricks? previous approval included removal.

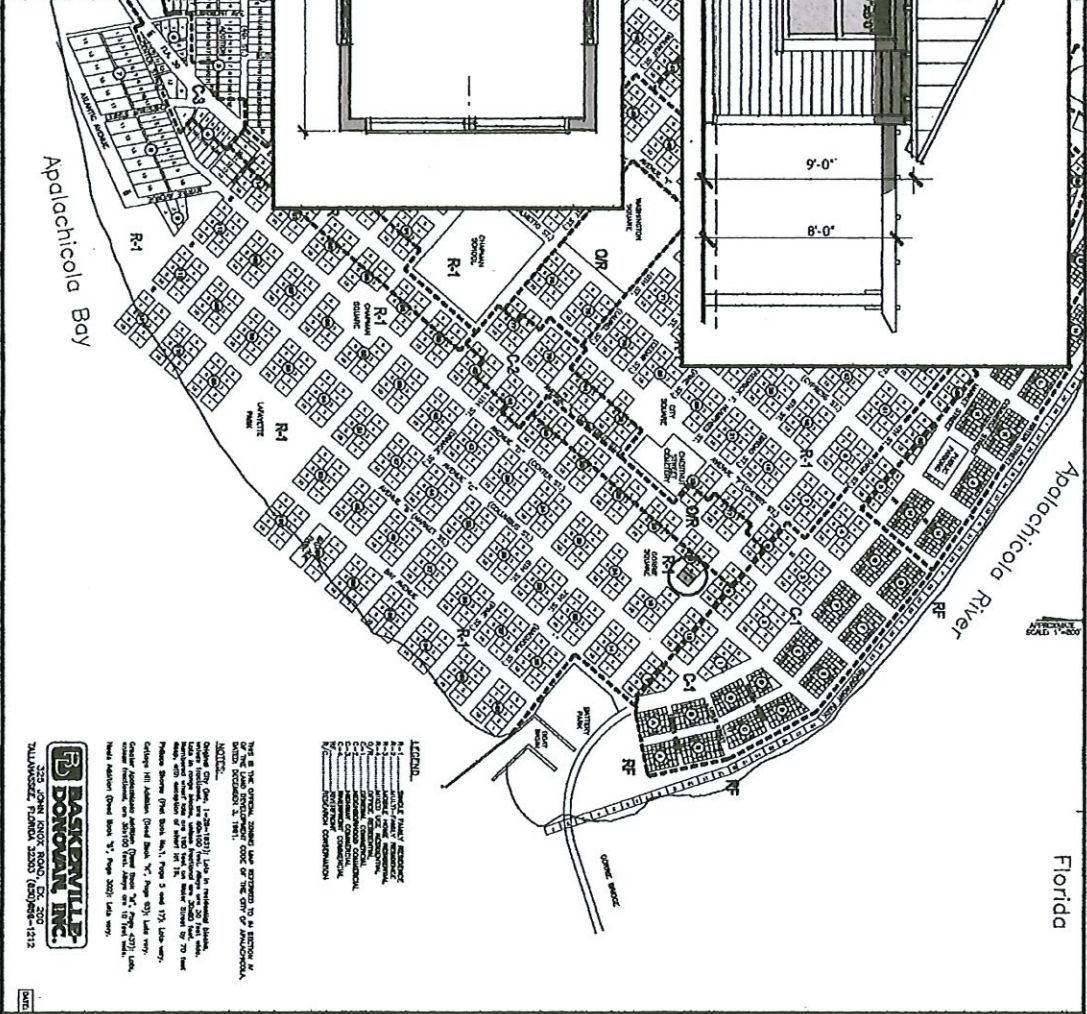
GEOTEC
CORPORATION
12345 Main Street
City, State, Zip

AS.1



DRAWING INDEX

A1.0 COVER
 S SURVEY
 A2.1 EXISTING & REVISED SITES
 A3.1 GYM ELEVATIONS
 DETAILS



67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

DATE: MAY 2022

SCOTT'S
CCOBI
INC.

PH: 850-850-1111 FAX: 850-850-1112
 1200 W. GULF BLVD. SUITE 100
 TAMPA, FL 33606

A1.0

BASKERVILLE
DONOVAN INC.

1111 W. GULF BLVD. SUITE 100
 TAMPA, FL 33606

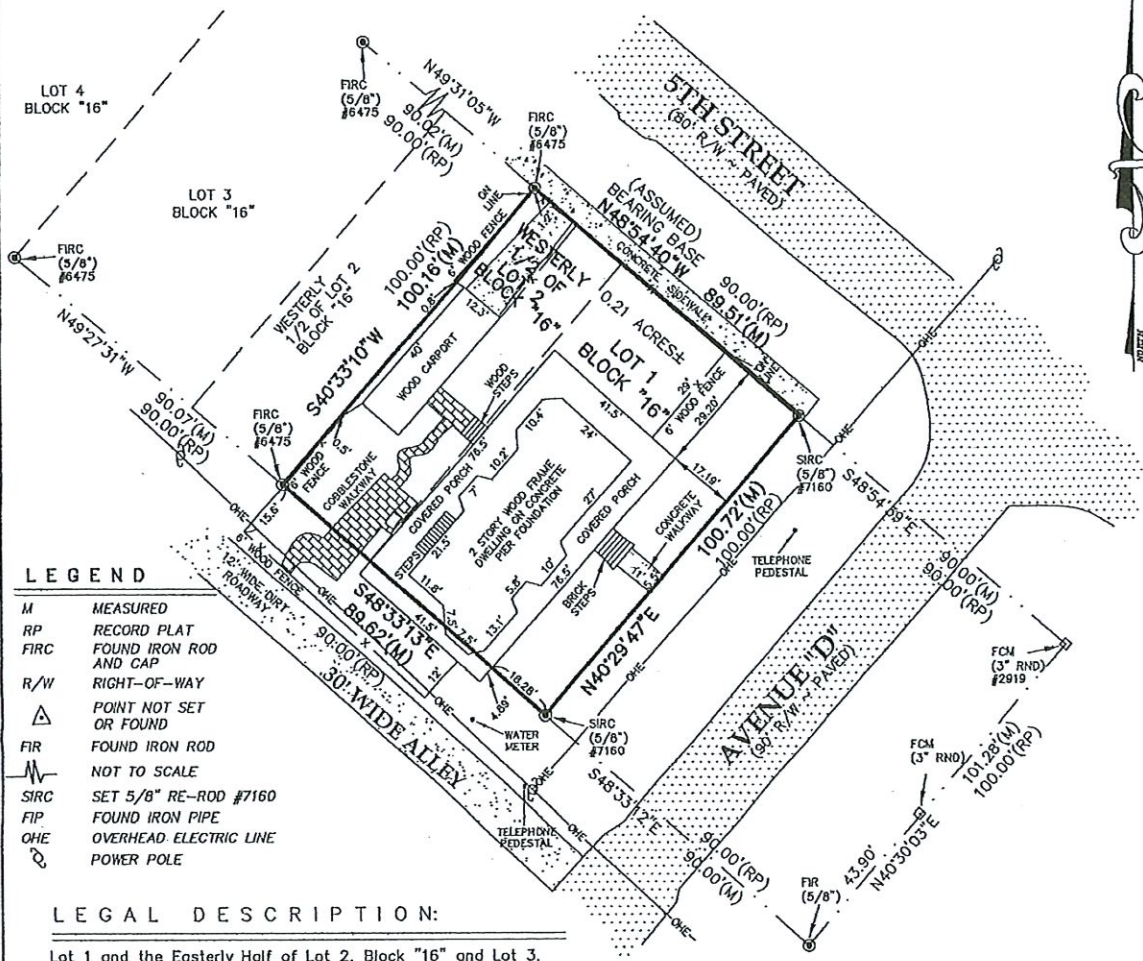
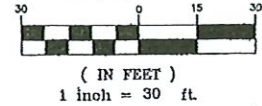
LEGEND:

- 1. EXISTING BUILDING
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- 99. EXISTING DRIVEWAY
- 100. EXISTING DRIVEWAY

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
STEVEN BARTON ETCHON,

DODD TITLE COMPANY, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE



LEGEND

- M MEASURED
- RP RECORD PLAT
- FIRC FOUND IRON ROD AND CAP
- R/W RIGHT-OF-WAY
- △ POINT NOT SET OR FOUND
- FIR FOUND IRON ROD
- NOT TO SCALE
- SIRC SET 5/8" RE-ROD #7160
- FIP FOUND IRON PIPE
- OHE OVERHEAD ELECTRIC LINE
- ⊙ POWER POLE

LEGAL DESCRIPTION:

Lot 1 and the Easterly Half of Lot 2, Block "16" and Lot 3, Block "16" 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: Southwesterly right-of-way boundary of 5th Street having an assumed bearing of North 48 degrees 54 minutes 40 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

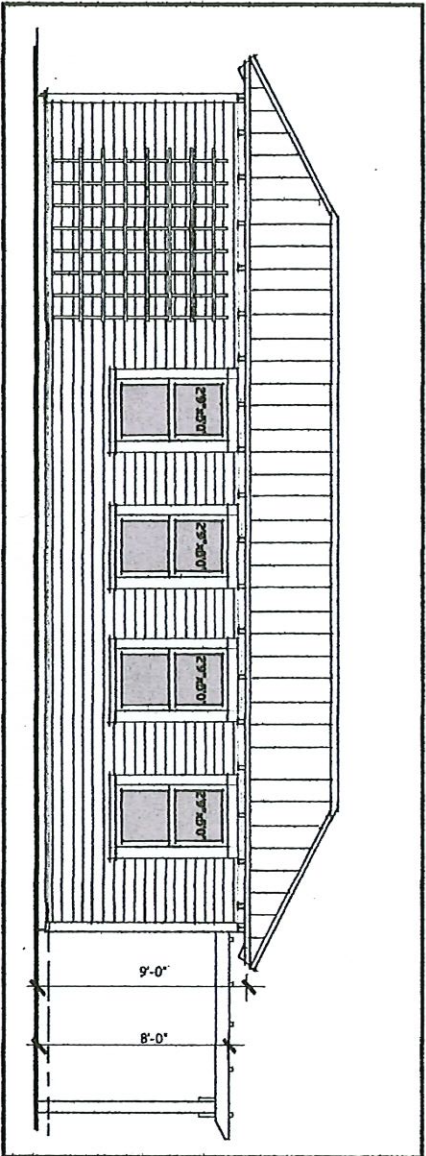
Subject property is located in Zone "X-0.2%" as per Flood Insurance Rate Map Community Panel No: 120089 0526F index date: February 05, 2014, Franklin County, Florida.

I hereby certify that this map was performed under my responsible direction and supervision and that all data 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. 33-17.051/052).

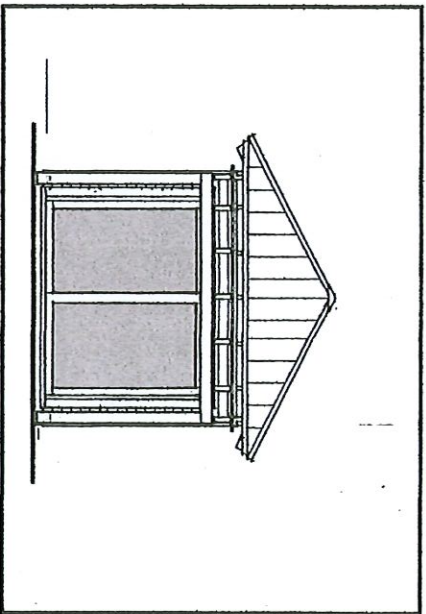
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundary.

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

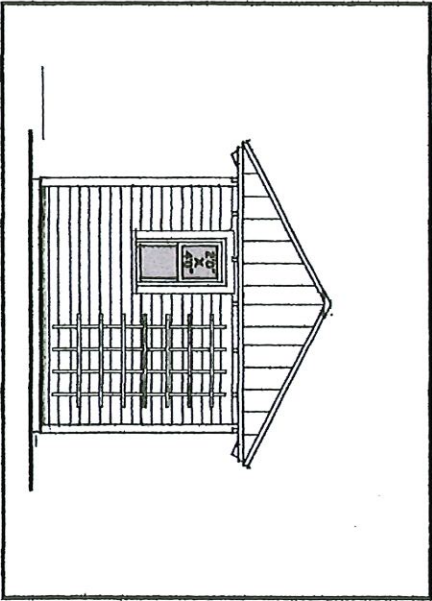
TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358			
PHONE NUMBER: 950-962-2538		FAX NUMBER: 950-962-3103	
L# # 7160			
DATE: 05/06/19	DRAWN BY: BB	N.B.618 PG.20	COUNTY: FRANKLIN
FILE: 19292.0WG	DATE OF LAST FIELD WORK: 05/03/19	JOB NUMBER: 19-292	



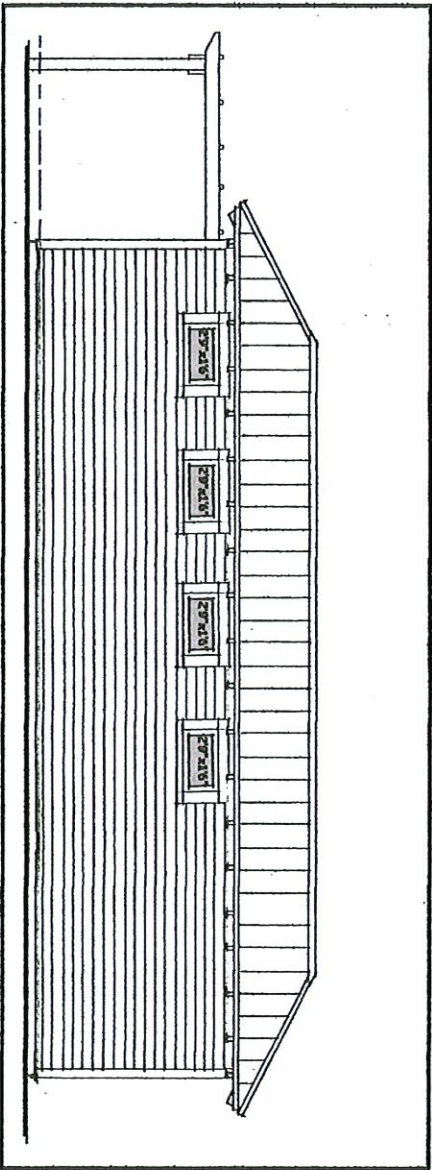
GYMNASIUM EAST
SCALE: 3/16"



GYMNASIUM NORTH
SCALE: 3/16"



GYMNASIUM SOUTH
SCALE: 3/16"



GYMNASIUM WEST
SCALE: 3/16"

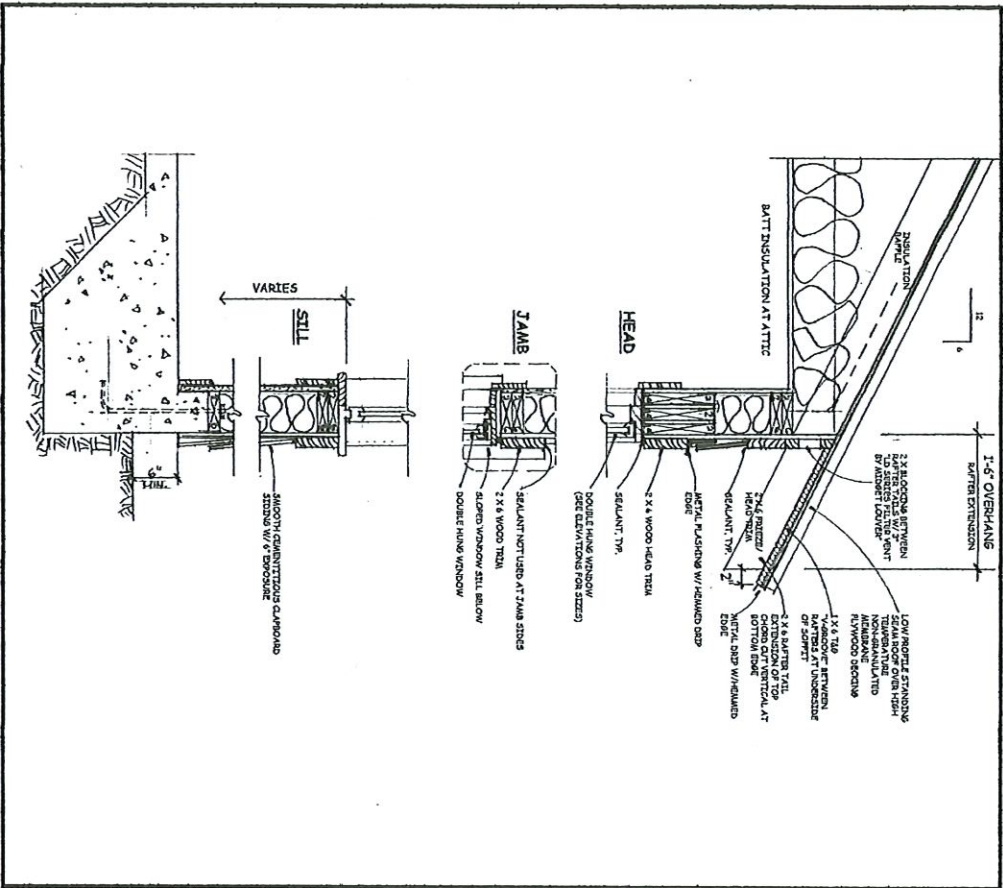
67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

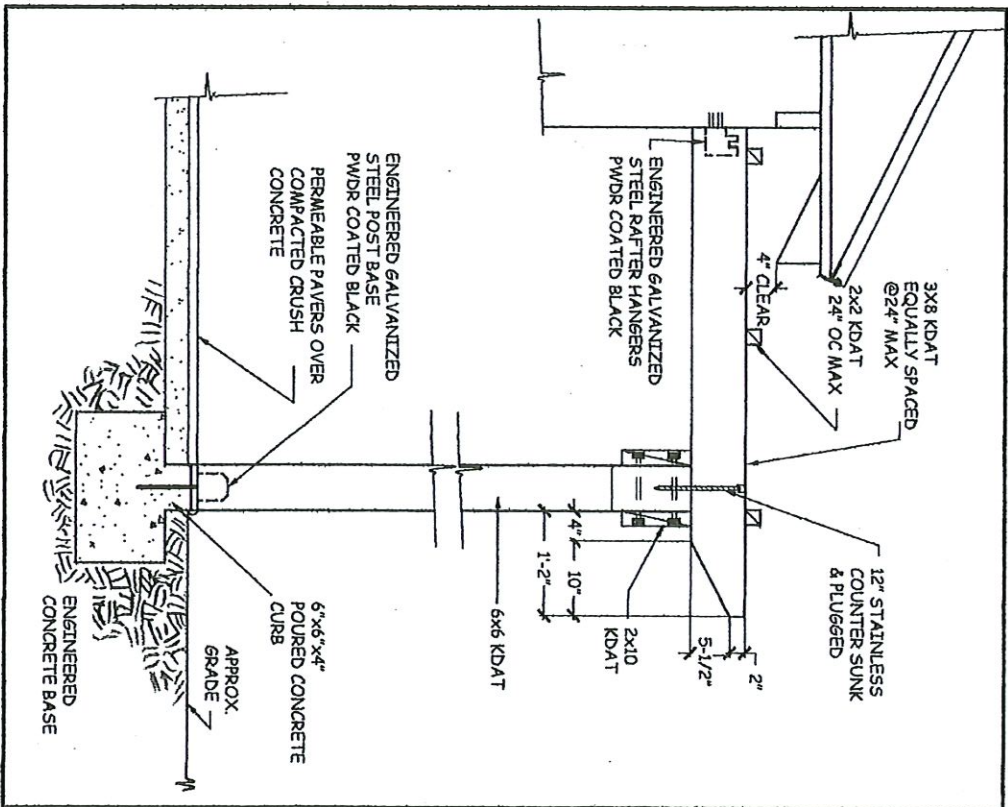
DATE: MAY 2022



A2.1



WALL SECTION
SCALE: 3/4"



PERGOLA DETAIL
SCALE: 3/4"

67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

DATE: MAY 2022



800RRC
CONSULTING
INC.
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

A3.1