



August 8th, 2022

P&Z AGENDA PACKET

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, August 8th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

1. Approval of July 11th, 2022 regular meeting minutes.
2. Review, Discussion and Decision for Review for Garage, Pool, & Decking. **(Historic District) (R-1) @ 121 14th Street**, Block 89, Lots 9 & 10. For J. Stephens -Owner; Contractor: 1st Choice
3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 146 Bay Avenue**, Block 197, Lots 1-5. For L. Batzloff -Owner; Contractor: self
4. Review, Discussion and Decision for Pool, Pavers, & Deck. **(Historic District) (R-1) @ 40 5th Street**, Block 14, Lots 3-5. For S. Berkheiser Jr. -Owner; Contractor: Cox Pools/TBD
5. Review, Discussion and Decision for Addition, Renovation, & Deck. **(Historic District) (R-1) @ 204 10th Street**, Block 156, Lot 2. For C. Presnell–Owner; Contractor: Self
6. Review, Discussion and Decision for Deck Addition. **(Historic District) (C-1) @ 29 Ave. E**, Block F, Lots 18-20. For White Sands Investment Partners-Owner; Contractor: Coastal ICF Construction
7. Review, Discussion and Decision for New Construction/Relocation of Pool and Gym Building (+ Fence Violations – Encroachments). **(Historic District) (R-1) @ 67 Avenue D**. Block 16, Lots 1-2. For S. Etchen–Owner; Contractor: TBD
8. Review, Discussion and Decision for New Construction Home. **(Historic District) (R-1) @ 94 Bay Avenue**. Block 193 Lots 1-5. For S. Polov – Owner; Contractor: TBD
9. Review, Discussion and Decision for Demolition, Renovation, & New Construction. (Marina & Restaurant) **(Historic District) (R/F) @ 119 Water Street** (TBD). Wharf lots 11,13,14,15, 16. For Apalach Trading Company LLC. – Owner; Contractor: TBD; Agent: Dan Garlick

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
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Other/New Business:

Outstanding/Unresolved Issues:



July 11th

P&Z Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, July 11th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Bobby Miller, Chase Galloway, Justin McMillan (Alternate),

Dan Hartman.

1. Approval of June 13th, 2022 regular meeting minutes.
 - **Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – Motion carries.**

2. Review, Discussion and Decision for Addition. (R-2) @ 248 11th Street. Block 153, Lot 3. For H. Jones -Owner; Contractor:
 - **Motion to approve contingent on staff review of rear setback by Bobby Miller; 2nd by Justin McMillan. All in favor – Motion carries.**

3. Review, Discussion and Decision for Addition. (Historic District) (R-1) @ 143 13th Street/159 Ave. H, Block 81, Lots 9&10. For M. Moffett-Owner; Contractor:tdb
 - **Motion to approve contingent on staff review of survey to confirm setbacks and combining of the two parcels by Bobby Miller; 2nd by Chase Galloway. All in favor – Motion carries.**

4. Review, Discussion and Decision for Shed. (R-2) @ 148 13th Street. Block 90, Lot 2&3. For T. Becknell - Owner; Contractor: Self.
 - **Motion to approve by Justin McMillan; 2nd by Bobby Miller. All in favor – Motion carries.**

5. Review, Discussion and Decision for Pole Barn & Gravel. (Historic District) (R-1) @ 121 14th Street Block 89, Lot 9&10. For J. Stephens–Owner; Contractor: Self
 - **Motion to approve by Bobby Miller; 2nd by Justin McMillan. All in favor – Motion carries.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
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6. Review, Discussion and Decision for Shed. **(R-2) @ 235 6th Street**, Block 182, Lot 6. For E. & S. Raetzloff-Owner; Contractor: Self
 - **Motion to approve contingent on staff review of 5-foot setback by Chase Galloway; 2nd by Bobby Miller. All in favor – Motion carries.**

7. Review, Discussion and Decision for New Mobile Home + Fence. **(R-3) @ 107 25th Ave.** , Block 257 Lot 16&17. For B. Lee-Owner; Contractor: Daniel Lemieux
 - **Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – Motion carries.**

8. Review, Discussion and Decision for Car Port. **(R-2) @ 159 20th Ave.** Block 247 Lot 20, 21, 22, & 23. For H. Angel – Owner; Contractor: Earl Duggar
 - **Motion to approve by Bobby Miller; 2nd by Justin McMillan. All in favor – Motion carries.**

9. Review, Discussion and Decision for Paved Parking Lot. **(Historic District) (C-2) @ 101 Ave. E.** Block 32 Lot 1-2. For SCT Apalach Holdings, LLC – Owner; Contractor: Roberts and Roberts, Inc.
 - **Discussion regarding engineered stormwater management plan from applicant and concerns over stripping the property before new material put down.**
 - **Motion to table by Bobby Miller; 2nd by Chase Galloway. All in favor – Motion carries.**

10. Review, Discussion and Decision for Preliminary Plat Approval – Oyster City Townhomes. **(R-2) @ 270 Prado. Block 265.** For Mexico Beach, LLC – Owner; Contractor: Sean Marston, P.E.
 - **Name changed to “Palmer Point Townhomes”.**
 - **Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor – motion carries.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, July 11th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn by Bobby Miller; 2nd by Justin McMillan.

Approved:



12 July 2022



121 14th Street
GARAGE, POOL, DECKING

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

| OWNER INFORMATION | CONTRACTOR INFORMATION |
|--|--|
| Owner: <u>Jeff Stephens</u> Address: <u>121 14th Street</u> City: <u>Apalachicola, FL</u> Zip: <u>32320</u> Phone: <u>(772) 655-1228</u> | Contractor Name: <u>1st Choice (Boyer/Seth Wood)</u> State License # _____ City License # _____ Email Address _____ Phone: (____) _____ |

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

PROJECT TYPE

| | | |
|--|----------------------|--|
| <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition | <p><u>Garage</u></p> | <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Porch <input type="checkbox"/> Other |
|--|----------------------|--|

PROPERTY INFORMATION:
 Street Address: 121 14th Street City & State: Apalachicola Zip: 32320
 Historic District Non-Historic District Zoning District: R-1
 Parcel #: 01-095-03W-8330-0089-0290 Block(s): 59 Lot(s): 95/0
 FEMA Flood Zone/Panel #: _____
 (For AIC, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

| | |
|--|--|
| Setback requirement of Property: <u>Corner Lot (10)</u> Front: <u>15</u> Rear: <u>25</u> Side: <u>15/5</u> Lot Coverage: <u>40%</u> 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 Approved _____ Chairperson, Apalachicola Planning & Zoning Board |
|--|--|

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

Brea Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 c: 850-323-0985
 brobins@cityofapalachicola.com

CITY OF APALACHEOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION CONTRACTOR INFORMATION

Owner Jeff Stephens
 Address 121 14th Street
 City Apalachicola State FL Zip 32320
 Phone (770) 655-1278

Contractor Name Jim Crenshaw
 State License # _____ City License # _____
 Email Address _____
 Phone (850) 899-3300

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

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Refinishing
- Other Swimming pool 12x26 with paved deck

PROPERTY INFORMATION:
 Street Address 121 14th St City & State Apalachicola Zip 32320
 Historic District Non-Historic District Zoning District R-1
 Parcel # 01-093-08W-8530-0089-0090 Block(s) 89 Lot(s) 9 & 10
 FEMA Flood Zone/Panel # X
 (For AB, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: Corner Lot (10)
 Front 15 Rear 25 Side 15/5 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 contacted to handle the City of Apalachicola Building Permits.

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

18' X 21' Garage on concrete slab - roof, siding, trim, etc to match house.

6' X 12' lean to style covering area with paver floor (same as pool deck) - roof, siding, trim, etc to match house.

| Project Scope | Manufacturer | Product Description | Product Approval # |
|---------------------|--------------|--|--------------------|
| Siding | | Hard Board | |
| Doors | | Fiberglass door metal 7x9 garage door | |
| Windows | | Vinyl | |
| Roofing | | metal - same as house | |
| Trim | | Hard Board | |
| Foundation | | Concrete for garage | |
| Shutters | | | |
| Porch/Deck | | pavers for cooking area | |
| Paneling | | | |
| Driveways/Sidewalks | | gravel | |
| Other | | | |

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).

LYDB Fiberglass Swimming pool with
 approx. 500 sq. ft. of power decking
 6.15

| Project Scope | Manufacturer | Product Description | UL Product Approval # |
|---------------------|-----------------|--------------------------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | | | |
| Driveways/Sidewalks | | Power Decking approx. 500 sq. ft. | |
| Other | Katham Pools | LYDB Fiberglass pool | |

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 submitted 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 Apache Junction and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submitted may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apache Junction 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.

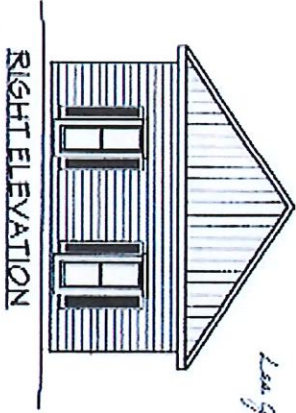
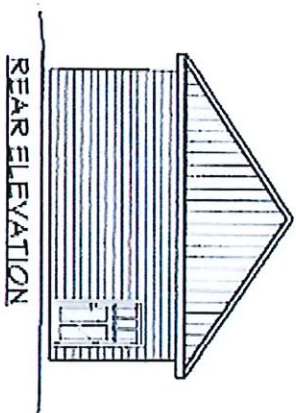
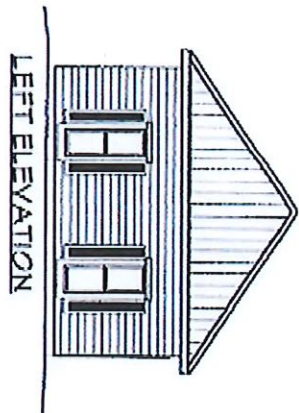
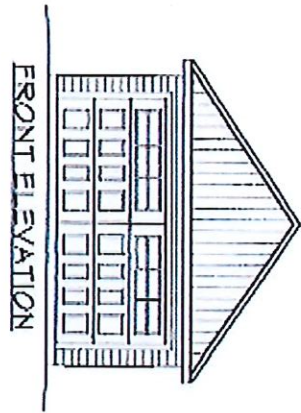
DATE

7/19/2022

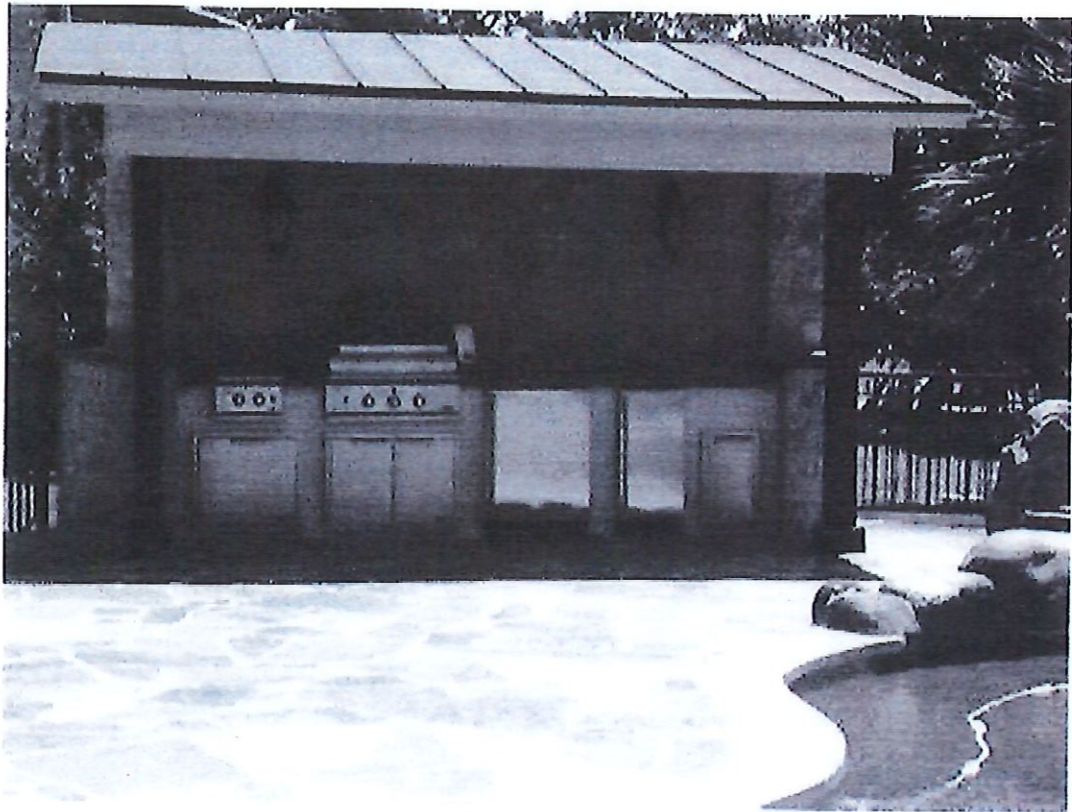
SIGNATURE OF APPLICANT



GARAGE
18' x 28'



10'46"
Outside covered
Cooking area
Paver floor (same as pool deck)



Lot Coverage:

$$12,000 \text{ SF} \times 40\% = 4,800 \text{ SF}$$

Existing:

Home 2,230 SF

Proposed:

Pool 312 SF
 Pavers +
 Cooking Area 608 SF
 Garage 378 SF
1,298

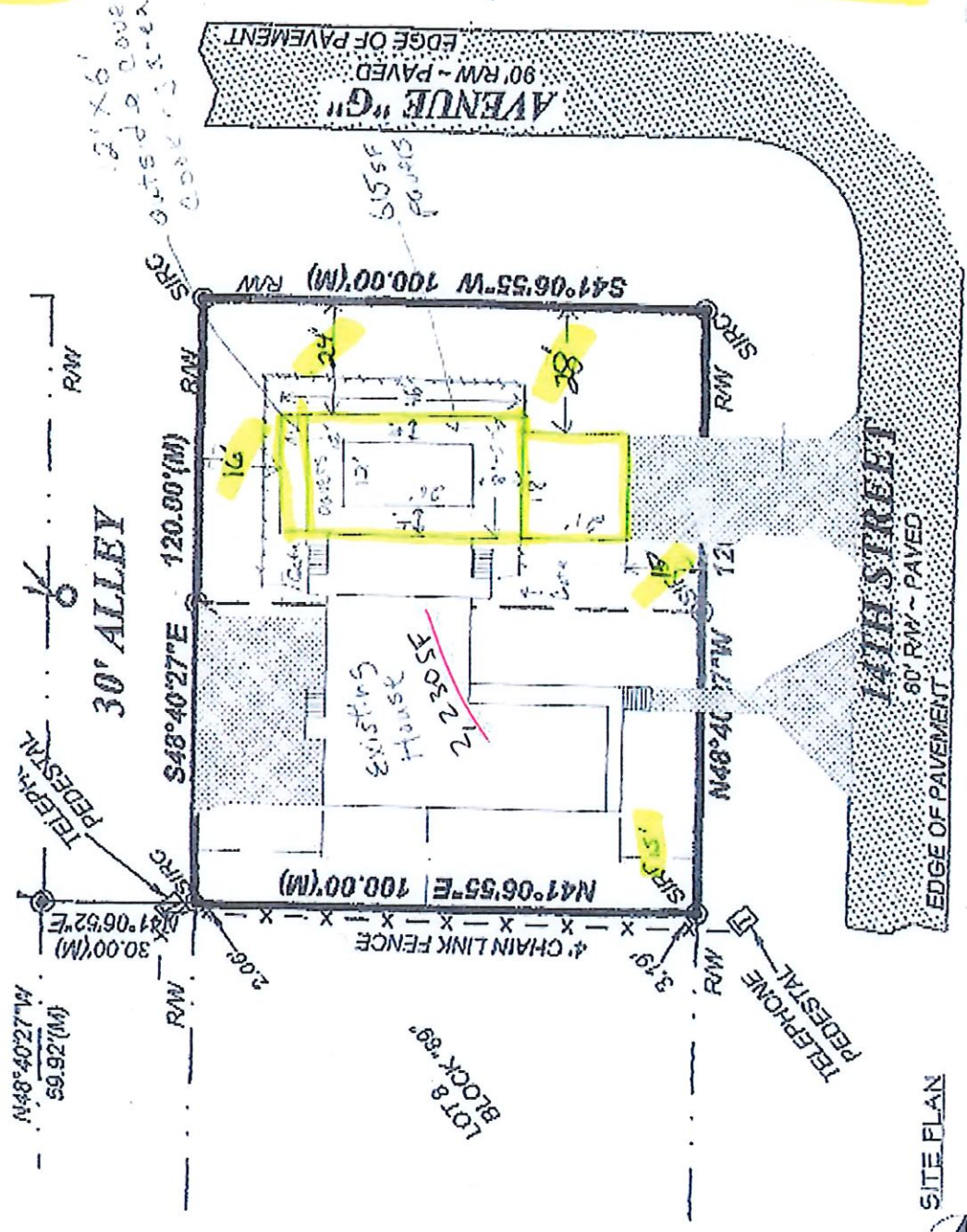
$$2,230 + 1,298 =$$

3,528

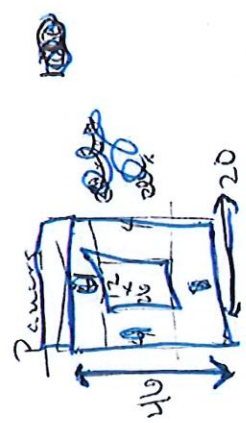
(4,800 allowed, OK)

Setbacks OK ✓

Jeff Stephens 121 14th Street



SITE PLAN



$$\begin{array}{r} 46 \\ \times 20 \\ \hline 920 \\ - 312 \\ \hline 608 \end{array}$$

Line of Street



146 Bay Avenue
Addition to Deck

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner: LOREN BATZLOFF
 Address: 146 BAY AVE
 City: Apalachicola, State FL Zip 32320
 Phone: (775) 624-4126

CONTRACTOR INFORMATION

Contractors Name: OWNER
 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: deck addition (4x 9.5)

PROPERTY INFORMATION

Street Address: 146 Bay Ave City & State: Apalachicola, FL Zip: 32320
 Historic District Non-Historic District Zoning District: R-1
 Parcel #: 01-095-08.W-8330-0197-0010 Block(s): 197 Lot(s): 1-5
 FEMA Flood Zone/Panel #: _____
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front: 15' Rear: 31.36' Side: 9.29' Lot Coverage: 44.35%
 Water Available: Yes Sewer Available: Yes Taps Paid: Yes
15' 25' 15 1/5' 40%

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

 Chairperson, Apalachicola Planning & Zoning Board

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

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-322-0985
 b Robinson@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).

EXTEND REAR STAIR CASE LANDING AND ASSOCIATED DECKING
 DECKING
 WOOD CONSTRUCTION WITH TREX DECK
 PROJECT DIMENSIONAL 4.5' X 9' APPROX 36-40 SQ FT.

| Project Scope | Manufacturer | Product Description | EL Product Approval # |
|-------------------------|--------------|---------------------------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Trim | | | |
| Foundation | | | PER ENGINEER PLAN |
| Single Post | | WOOD AS EXISTING | |
| Shutters | | | |
| Porch/Deck | | | |
| WOOD FRAME TREX DECK | TREX | WOOD FRAME ELEVATED DECK TREX TREX | |
| Fencing | | | |
| Driveways/Sidewalks | | | |
| Other | | | |

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

DATE: 7-20-22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Loren & Batzluff Email: alicia.8350@yahoo.com

ADDRESS: 146 Bay Ave.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 775-624-4126

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: OWNER, L. Batzluff Email: alicia.8350@yahoo.com

ADDRESS: 24 Ambros Ln.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 775-624-4126

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 146 Bay Ave.

PURPOSE OF PERMIT: _____

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

PROPERTY PARCEL ID # 01-095-08W-8330-0197-0010

LEGAL DESCRIPTION OF PROPERTY: BL 197 Lots 1-5

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: Southeastern / Richard DASENBART

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. SMALL EXTENSION OF ELEVATED DECK

Distance from property lines: Front 20.13" Rear 31.36" L. Side 9.39"
 R. Side 40.24"
 Cost of Construction \$ _____ Square Footage Approx 2300 SQ FT
 EPI _____ Flood Zone _____ Lowest Floor Elevation 12.9"
 Area Heated/Cooled Approx 2,300 SQ FT # Of Stories 2 # Of Units 1
 Type of Roof ASPH/FLT Type of Walls STICK/WOOD Type of Floor WOOD JOIST
 Extreme Dimensions of: Length 38.2 Height 39' Width 56.5"

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

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

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

[Signature] 7-20-2022
 Signature of Owner or Agent Date

[Signature] 7-20-2022
 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)

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.
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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.
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11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

7-20-2022
DATE


SIGNATURE OF APPLICANT



- Legend
- Parcels
 - Roads
 - City Labels

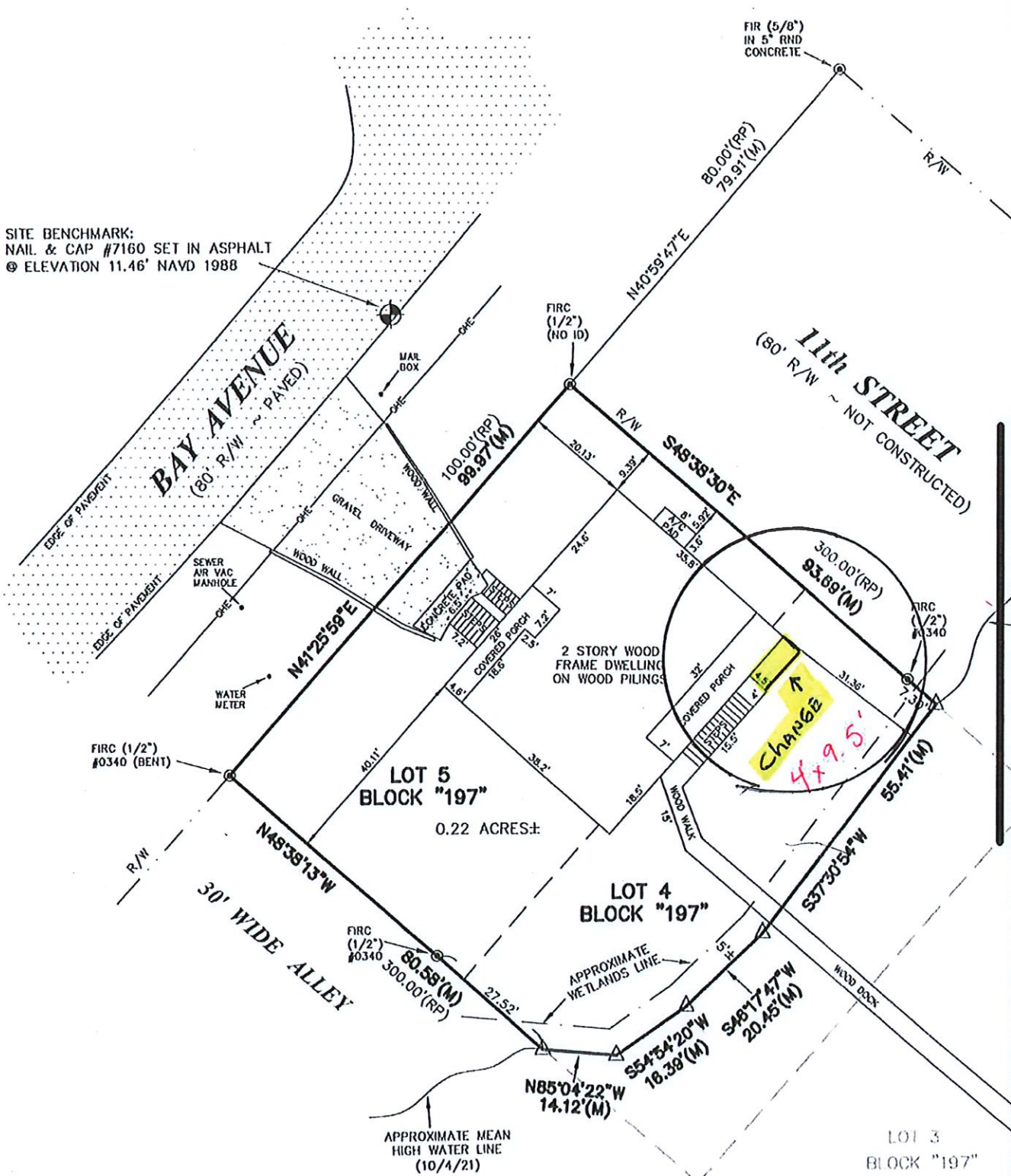
| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-------------------------|
| Parcel ID | 01-095-08W-8330-0197-0010 | Alternate ID | 08W09S01833001970010 | Owner Address | BATZLOFF ALICIA & LOREN |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAMILY | | 9636 GAVIN STONE AVE |
| Property Address | 146 BAY AVE | Acreage | n/a | | LAS VEGAS, NV 89145 |
| District | 3 | | | | |
| Brief Tax Description | BL 197 LOTS 1 THRU 5 INC | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/29/2022
 Last Data Uploaded: 7/29/2022 11:53:26 AM

Developed by Schneider
 GEOSPATIAL



SITE BENCHMARK:
NAIL & CAP #7160 SET IN ASPHALT
ELEVATION 11.46' NAVD 1988



LEGAL DESCRIPTION:

146 BAY AVE.

Lot = 30,056 SQ FT (5 lots)

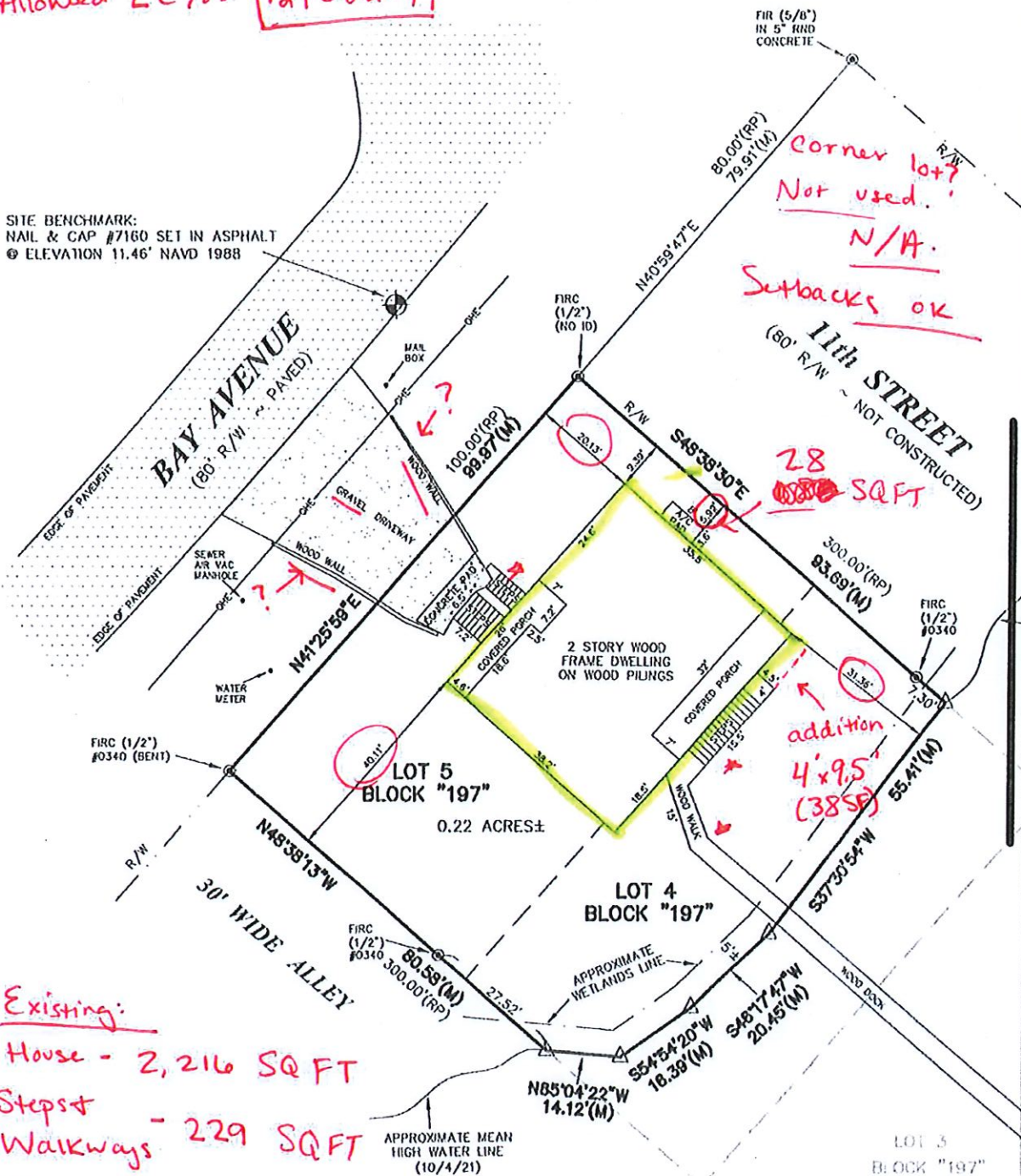
Allowed LC% = 12,022.4

PLA
LOR

SITE BENCHMARK:
NAIL & CAP #7160 SET IN ASPHALT
@ ELEVATION 11.46' NAVD 1988

Open in Books

scan721.pdf



corner lot?
Not used.
N/A.

Setbacks OK

28 SQFT

addition
4' x 9.5'
(38 SQFT)

Existing:

House - 2,216 SQ FT

* Steps & Walkways - 229 SQ FT

A/C - 28 SQ FT

addition;

2,473 total SQFT + 38 SQFT

LEGAL DESCRIPTION:

OK, under LC%

146 BAY AVE.

Block 197 Lots 1-5

SQUARE FOOTAGE, PERMEABLE/IMPERMEABLE

All FIGURES FROM SURVEY PLAN - Reddenberry

.69 Acre lot = 30,056.4 SQ. FT.

4 BED/3 BATH. 2,288 SQ. FT.

25% COVERAGE

APPROX. CURRENT.

HOUSE WITH ATTACHED DECKING = 2,216.28 SQ. FT.

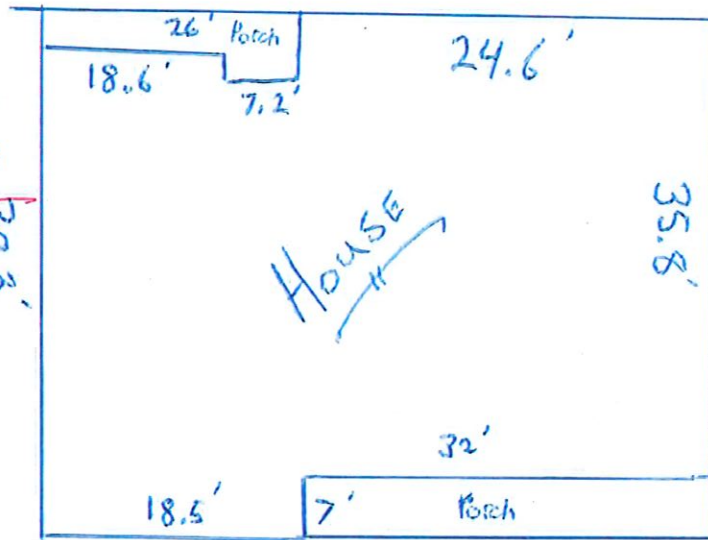
TOTAL COVERAGE (ALL)

3/4 Rock DRIVE. 240 SQ. FT.

WOOD STAIR TREAD 229 SQ. FT.

HOUSE FOOT PRINT. 2216.28

TOTAL 2,685 SQ. FT.



North- A SIDE FRONT $24.6' + 26' = 50' 6''$

WEST B SIDE $35.8' + 7' = 42' 8''$

SOUTH C SIDE $32' + 18.5' = 50.6''$

EAST D SIDE $38.2' + 4.6' = 42.8''$

$50.6'' \times 42.8'' = 2,216.28$

EXTERNAL STAIRS (WOOD PERMEABLE)

$7.2 \times 6.5 = 46.8''$ FRONT STAIR. —

$4.5 \times 15.5 = 279''$ REAR STAIRS —

$26 \times 4 = 104''$ REAR BOARDWALK TO BAY. —

229 SQ. FT.

DRIVEWAY 3/4 Rock IMPERMEABLE

$9' - 14' \times 20' = 240$ SQ. FT. NOMINAL

From: Alicia Batzloff alicia8350@yahoo.com
Subject:
Date: July 15, 2022 at 10:16 AM
To: Loren Batzloff lorenzo16922@gmail.com

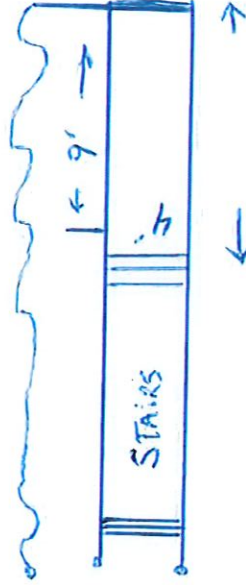
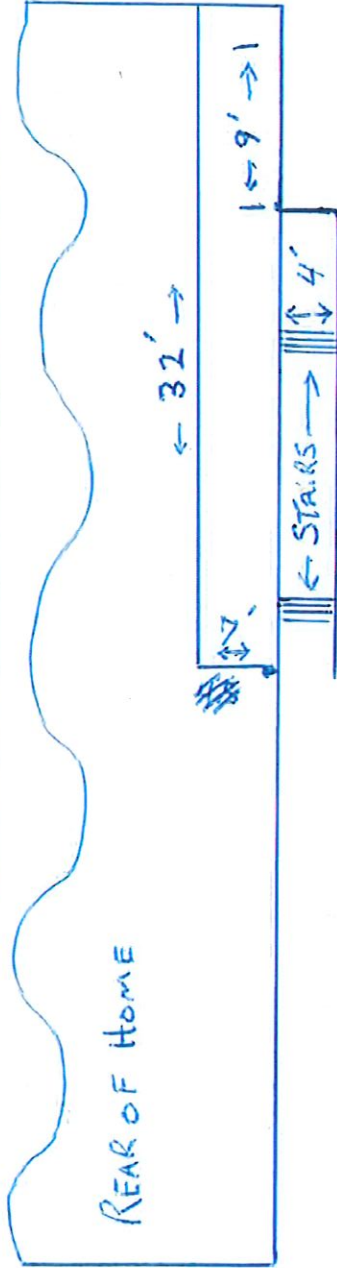


Sent from my iPad

146 BAY AVE.

REAR DECK EXTENSION (ELEVATED)

MATERIALS: WOOD FRAMING, TREX DECKING



4' X 9' - 36' SQ FT
(NOMINAL)

ENGINEERED PROPER
PLANS SHOULD BE DONE
PRIOR TO P+Z MEETING.

R. DAGENHART, ENGINEER



40 5th Street

Pool, Deck, Pavers

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner SAMUEL W. BERKHEISER JR.
 Address 40 5th STREET
 City APALACHICOLA State FL Zip 32320
 Phone (850) 653-1249

Contractors Name: FENCING POOL= COX POOLS, LANDSCAPE= TBD
 State License # CP1096661 City License # _____
 Email Address Tholmes@CoxPools.com
 Phone (850) 932-3232

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

*Reason for Denial _____

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other POOL CONSTRUCTION, (COX POOLS)

LANDSCAPING = POOL DECK, PAVES, WOODEN DECK

PROPERTY INFORMATION:

Street Address: 40 5th STREET City & State APALACHICOLA, FL Zip 32320

Historic District Non-Historic District

Zoning District R-1

Parcel # 01-095-08W-8330-0014-0040

Block(s) 14

Lot(s) 42 of Lot 3 Lot 4, Lot 5

FEMA Flood Zone/Panel # 12037C0526F

(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property: Corner Lot (Lot 5)

Front 15 Rear 25/5 Side 15/5 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 contacted 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).

CONCRETE POOL INSTALLATION, BY COX POOLS,

- OTHER LANDSCAPING TO INCLUDE:
- 6' WOODEN PERIMETER FENCE PARALLEL TO 5TH ST.
 - A 42" POOL FENCE, CONCRETE PAVED WALKWAY,
 - EXPANSION OF EXISTING WOODEN DECK TO INCLUDE A RAMP FROM
 - EXISTING DECK TO POOL LEVEL AT GRADE.
 - GRAVEL WALKWAYS (PERMEABLE)

| Project Scope | Manufacturer | Product Description | BL Product Approval # |
|---------------------|--------------|------------------------------|-----------------------|
| Siding | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | TBD | RAMPS + DECK EXTENSION | |
| Fencing | TBD | 6' PERIMETER - TO BE WOODEN | |
| | TBD | 42" POOL - TO BE BUNCH METAL | |
| Driveways/Sidewalks | TBD | CONCRETE PAVERS | |
| | TBD | GRAVEL | |
| Other | TBD | EXTERIOR WOODEN STAIRS | |
| | | AT BACK PORCH | |

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

7/22/2022

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: SAMUEL W. BECKHEISER JR. Email: bertkheiser@gmail.com

ADDRESS: 40 5th STREET

CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # 850-653-1249

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Pool-Cox Pools (Tom Holmes) Email: Tholmes@CoxPools.com

ADDRESS: 12,216 PANAMA CITY BEACH PARKWAY

CITY, STATE & ZIP CODE: PCB FL 32407 PHONE # D. 850-235-7957
C. 850-832-3232

STATE LICENSE NUMBER: CPC050661 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 40 5th STREET

PURPOSE OF PERMIT: SWIMMING POOL

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

PROPERTY PARCEL ID # 01-095-08W-8330-0014-0040

LEGAL DESCRIPTION OF PROPERTY: NORTHWESTERLY 42' OF LOT 3, LOT 4, AND LOT 5, BLOCK 14 OF
IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS: CITY OF APALACHICOLA

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 _____

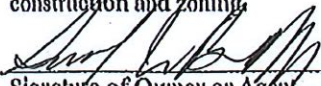
___ Addition, Alteration or Renovation to building. _____

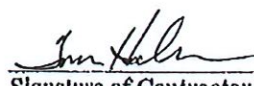
Distance from property lines: Front 49'-9" Rear 69'-10" L. Side 13'-8"
 R. Side 58'-8"
 Cost of Construction \$ 93,090.00 Square Footage 430/93
 BPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ 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.


 Signature of Owner or Agent _____ Date _____

 27-JUNE-2022
 Signature of Contractor _____ Date _____

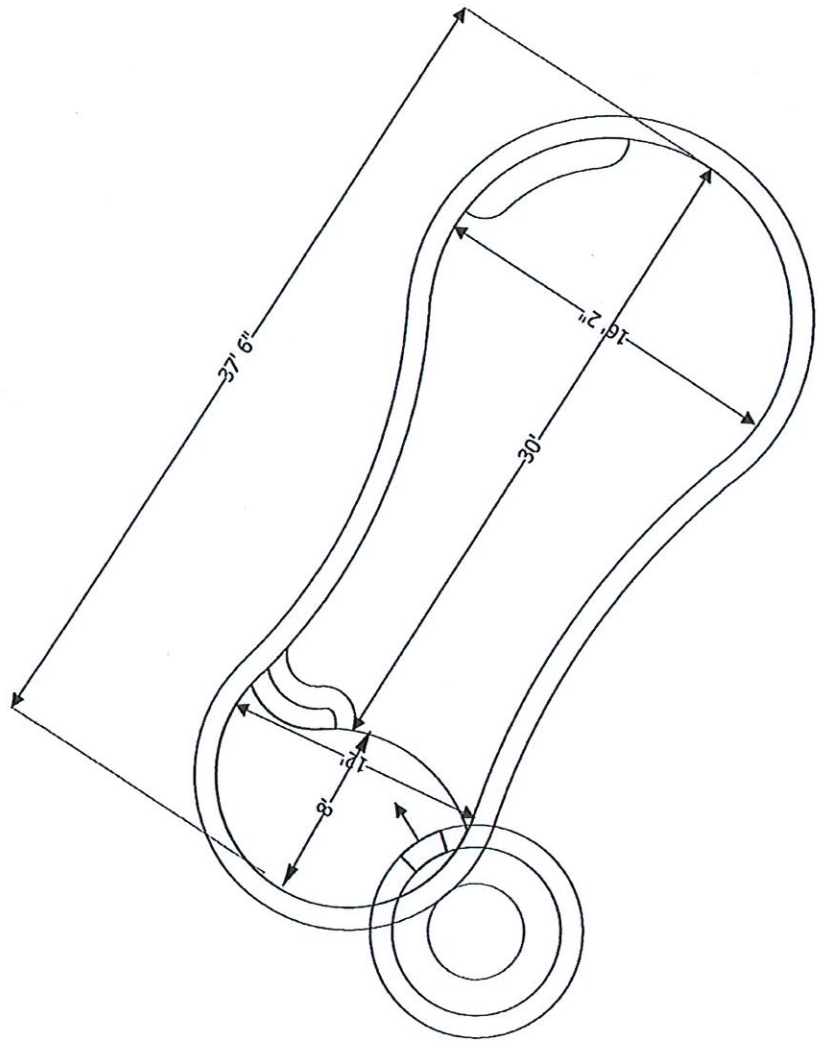



 Notary as to Contractor
 Date: 6/27/22




 APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



Scale: 1/8" = 1 ft.

NOTICE OF COMMENCEMENT

Space Reserved For Recording:

PERMIT # _____

PARCEL ID # 01-095-0061-0030-0014-0040

STATE OF FLORIDA, COUNTY OF FRANKLIN

The **UNDERSIGNED** hereby gives notice that improvements will be made to certain real property, an in accordance with Chapter 713, Florida Statutes. the following information is provided in the Notice of Commencement.

LEGAL DESCRIPTION OF PROPERTY: (Include Street Address)

24 1/2 The NW 42' of lot 4 and all of lot 5 city of Apalachicola

40 5th St

General Description of Improvements: Swimming Pool

Owner Information or Lessee Information Contracted For The Improvements:

Name: Samuel W & Barbara S Berkheiser Jr.

Phone Number: 917 399-9271

Address: 40 5th St Apalachicola FL 32320

Owner's Interest In Site Of The Improvement: Private Home

Name & Address Of Fee Simple Titleholder:

(if Different From Owner Listed Above):

Contractor's Name: Coz Pools (Tom Holmes)

Phone Number: 850 882-3232

Address: 12216 Avonlea City Center Prkwy PCFB FL 32407

Surety: (If Applicable, A Copy Of The Payment Bond Is Attached):

Name & Address:

Amount: \$ _____

Lender Name:

Phone Number:

Address:

PERSONS WITH IN THE STATE OF FLORIDA DESIGNATED BY THE OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED FOR BY FLORIDA STATUTE 713.13(1) (A) 7.

NAME:

ADDRESS:

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LEINOR'S NOTICE AS PROVIDED IN SECTION 713.13 (1)(B) FLORIDA STATUTES:

EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE (1) YEAR FROM THE DAT OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED.) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOBSITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner/Agent Signature: [Signature]

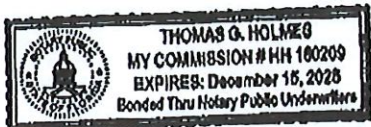
Printed Name: Samuel W. Berkheiser Jr

NOTARY SEAL:

Sworn to me this 13 day of May In the year of 20 22

Notary Signature: [Signature]

Printed Name: Thomas G. Holmes





PHONE: (305) 253-5112
 FAX: (305) 253-5119
 1500 CENTER AVE.
 PANAMA CITY BEACH
 FLORIDA 32414

COASTLINE ENGINEERING & CONSTRUCTION

PROJECT NAME: GENERAL POOL DETAILS
 PROJECT NUMBER: N/A
 PROJECT LOCATION: N/A
 DATE: 02.13.2009

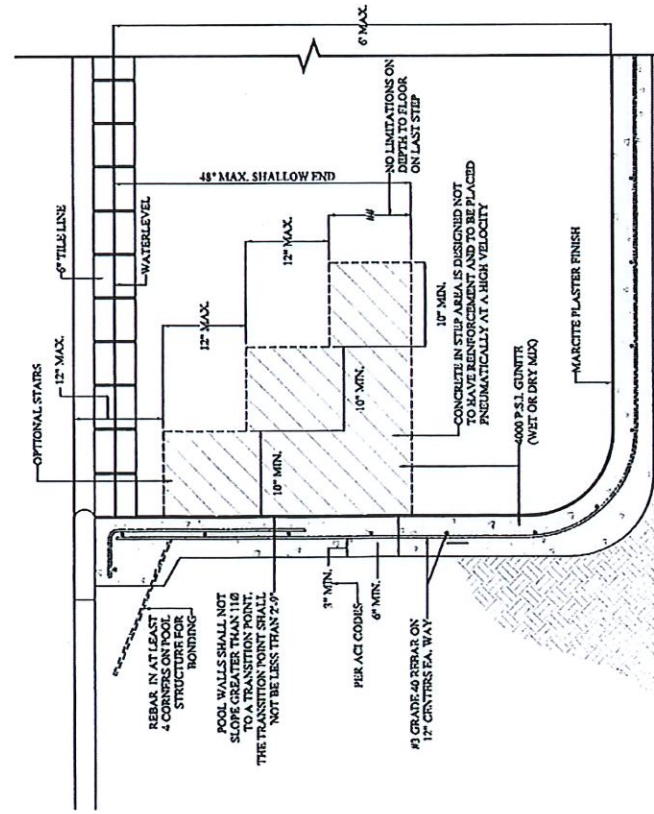
DRAWN BY: RVB
 CHECKED BY: DCM
 DATE: 02.13.2009

| NO. | DATE | BY |
|-----|------|----|
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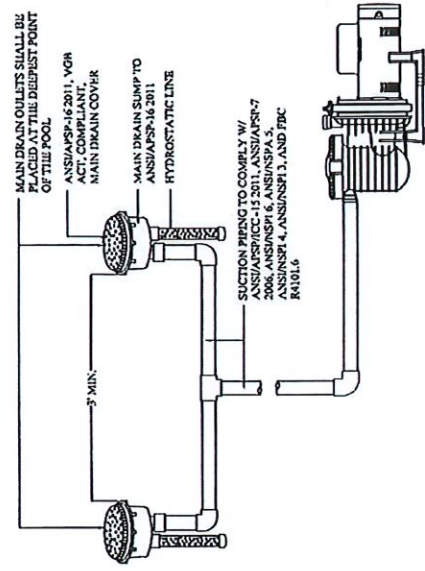


S.1

- GENERAL NOTES**
- POOL SPA SHALL COMPLY WITH ALL FBC K4101 CODES
 - ALL POOL SUCTION PIPING SHALL NOT EXCEED 8 FT/SEC.
 - ALL POOL PRESSURE PIPING SHALL NOT EXCEED 10 FT/SEC.
 - ALL RETURN NETS SHALL BE DIRECTIONALLY ADJUSTED AND FLOOR INLET SHALL BE CAPABLE OF ADJUSTING THE FLOW.
 - PUMPING SHALL BE TESTED AND FOUND TO BE CAPABLE OF MAINTAINING OR AIR PRESSURE OF NOT LESS THAN 15 P.S.I. FOR 15 MINUTES.
 - MAIN DRAIN OUTLET SHALL BE PROVIDED DEEPEST POINT OF THE POOL FOR EVERY 300 S.F. OF SURFACE AREA WHEN MORE THAN ONE INLET IS PROVIDED. RETURN NETS SHALL BE 10 FEET SWIMMER SHALL BE INSTALLED ON THE BASIS OF ONE PER 800 S.F. OF SURFACE AREA AND SHALL BE DESIGNED FOR AT LEAST 75 GPM.



SWIMMING POOL & SPA DUAL MAIN DRAIN W/ ASME/ANSI APPROVED COVERS
 N.T.S.



POOL STEPS, WALL, AND REINFORCEMENT DETAIL
 N.T.S.



PHONE: (305) 236-8118
 FAX: (305) 236-8119
 DRIPPING ROCK GOVERNMENT
 1905 CALLEY AVE.
 PANAMA CITY BEACH
 FLORIDA 32407

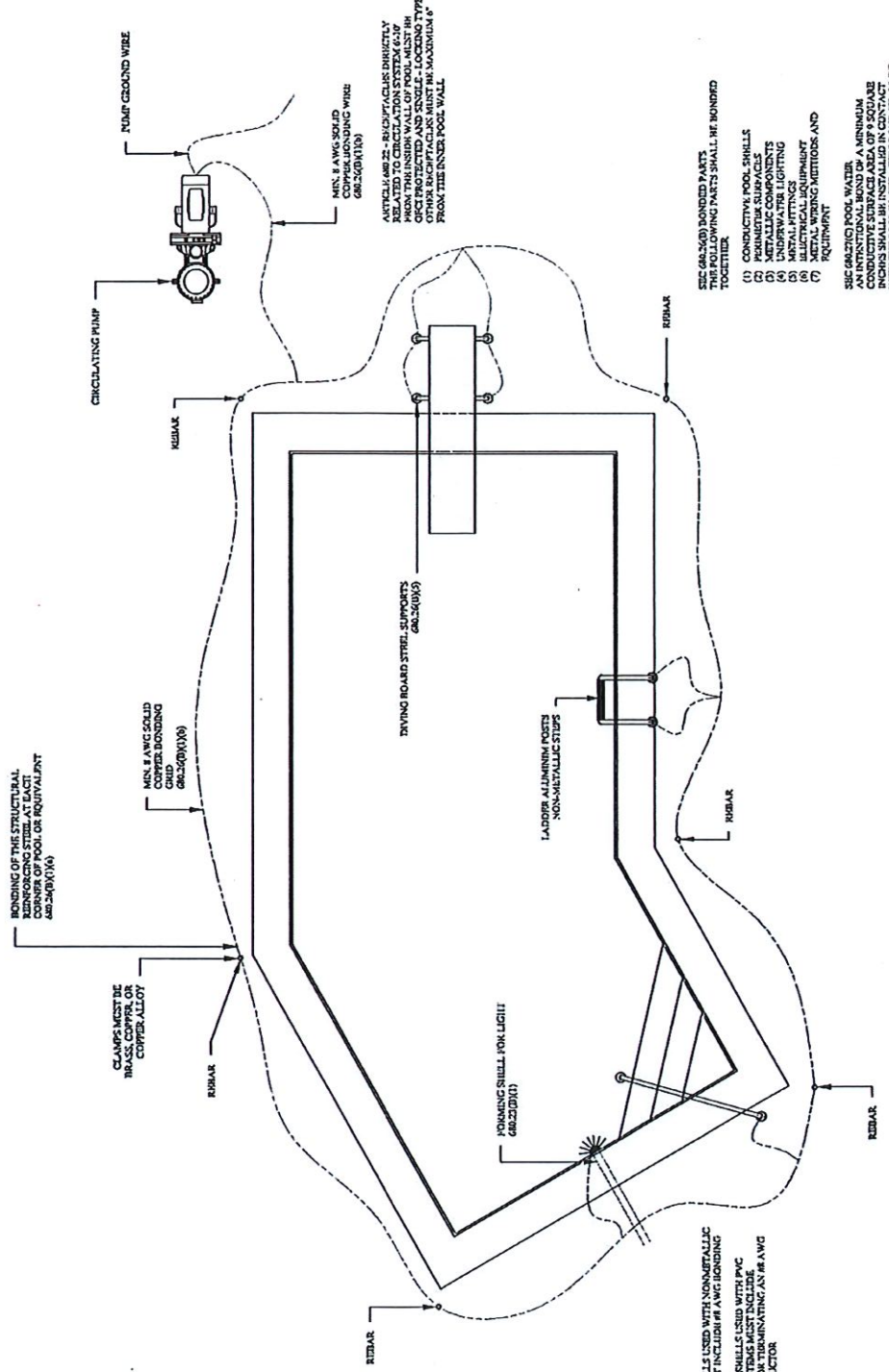
COASTLINE ENGINEERING & CONSTRUCTION

PROJECT NAME: GENERAL POOL DETAILS
 PROJECT NUMBER: N/A
 PROJECT LOCATION: N/A
 DATE: 02.13.2009

| NO. | DATE | BY |
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| 01 | | |
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| 07 | | |



S.2



1 TYPICAL SWIMMING POOL BONDING
 ALL REFERENCES - 2009 ARTICLE 680 NEC CODE


Digitally signed by S.2
 DN: cn=S.2, o=CLEC, ou=COASTLINE ENGINEERING & CONSTRUCTION, email=s2@coastlineeng.com, c=US
 996e84e4-0800

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.
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11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

DATE

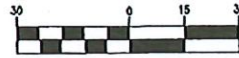


SIGNATURE OF APPLICANT

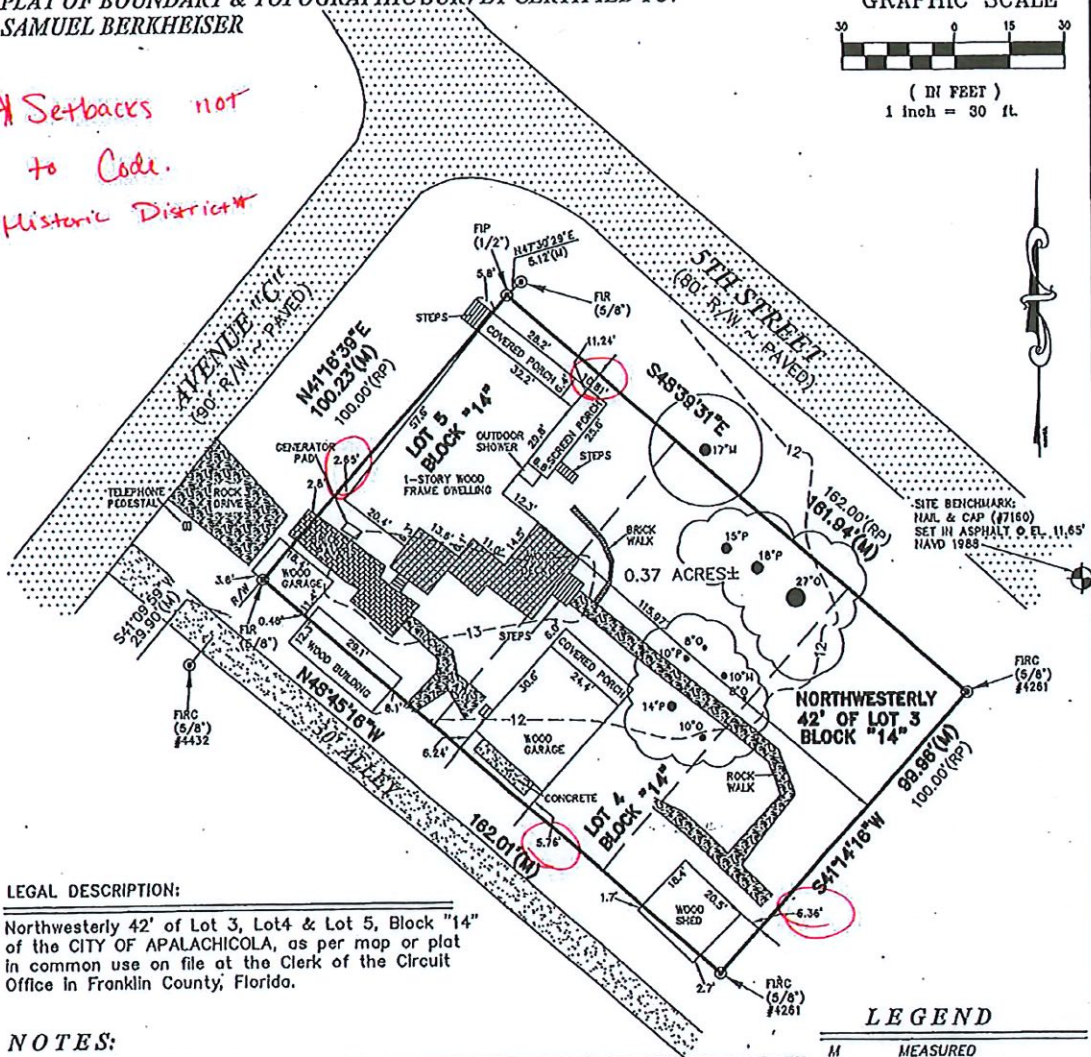
PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY CERTIFIED TO:
SAMUEL BERKHEISER

Setbacks not to Code. Historic District

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGAL DESCRIPTION:

Northwesterly 42' of Lot 3, Lot 4 & Lot 5, Block "14" of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plot and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: All bearings established using Florida Grid North datum.
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.
8. Elevations depicted hereon were established using NAVD 1988 datum.

LEGEND

| | |
|------|-----------------------------------|
| M | MEASURED |
| RP | RECORD PLAT |
| FIRC | FOUND (5/8") IRON ROD AND CAP |
| SIRC | SET (5/8") IRON ROD AND CAP #7160 |
| FCM | FOUND CONCRETE MONUMENT |
| R/W | RIGHT-OF-WAY |
| — | NOT TO SCALE |
| △ | POINT NOT SET OR FOUND |
| PRM | PERMANENT REFERENCE MONUMENT |
| O | OAK TREE |
| P | PALM TREE |
| M | MAGNOLIA TREE |

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 5, 2014, Franklin County, Florida.

I hereby certify that I am a duly licensed and registered Professional Surveyor and Mapper in the State of Florida, and that I am the author of this survey. My license number is 12345. I am not responsible for any errors or omissions in this survey, except those caused by my negligence or willful misconduct. This survey is for the purpose of establishing boundaries and monuments for the property described herein. It is not to be used for any other purpose without the written consent of the Surveyor and Mapper. P.A.C. 25-11.01(1)(a)

The undersigned surveyor has not been provided with current title opinion or abstract of title for the property shown on this boundary to the subject property. It is the responsibility of the client to provide recorded deeds, mortgages, and 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 160 • 131 SHIELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 352-312-1111 FAX NUMBER: 352-312-1111 LB 9 1111 | | |
| | DATE: 10/18/21 FILE: 01605.DWG | DRAWN BY: RA DATE OF LAST FIELD WORK: 10/08/21 | N.B. 658 PG 27 COUNTY: FRANKLIN CHECKED BY: JOB NUMBER: 01-805 |

5TH STREET

EXISTING WOOD STAIRCASES TO BE REMOVED

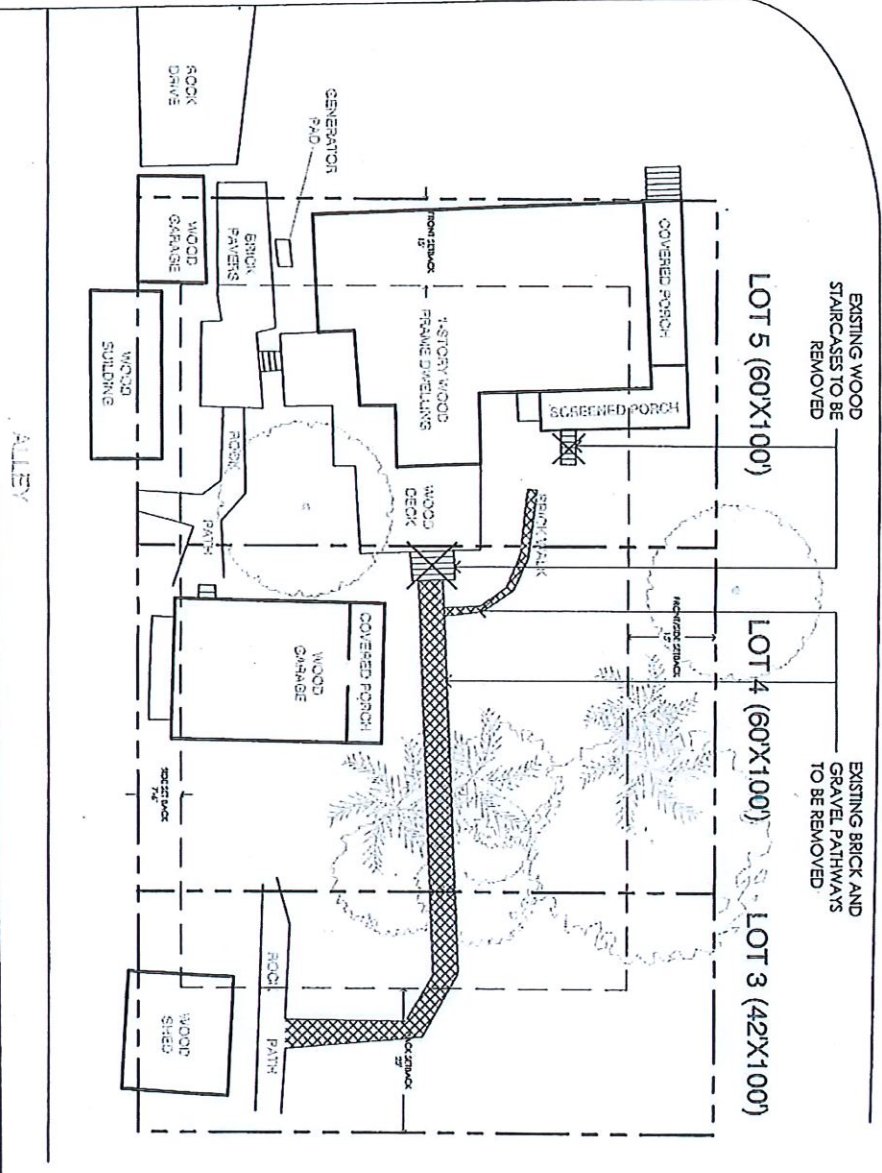
LOT 5 (60'X100')

EXISTING BRICK AND GRAVEL PATHWAYS TO BE REMOVED

LOT 4 (60'X100')

LOT 3 (42'X100')

AVENUE C



ALLEY



WE LOVE LAND
STUDIO, INC.

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

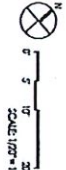
| No. | Date | Revision |
|-----|------------|-----------------------------|
| 1 | 02/09/2022 | ISSUED FOR PERMITS APPROVAL |

Project Information
Site Improvements:
Pool & Fencing,
Deck Expansion, and
Pathway Installation

Client Information
Sam & Barb Berthelmer Jr.
40 5th St
Apalachicola, FL 32320

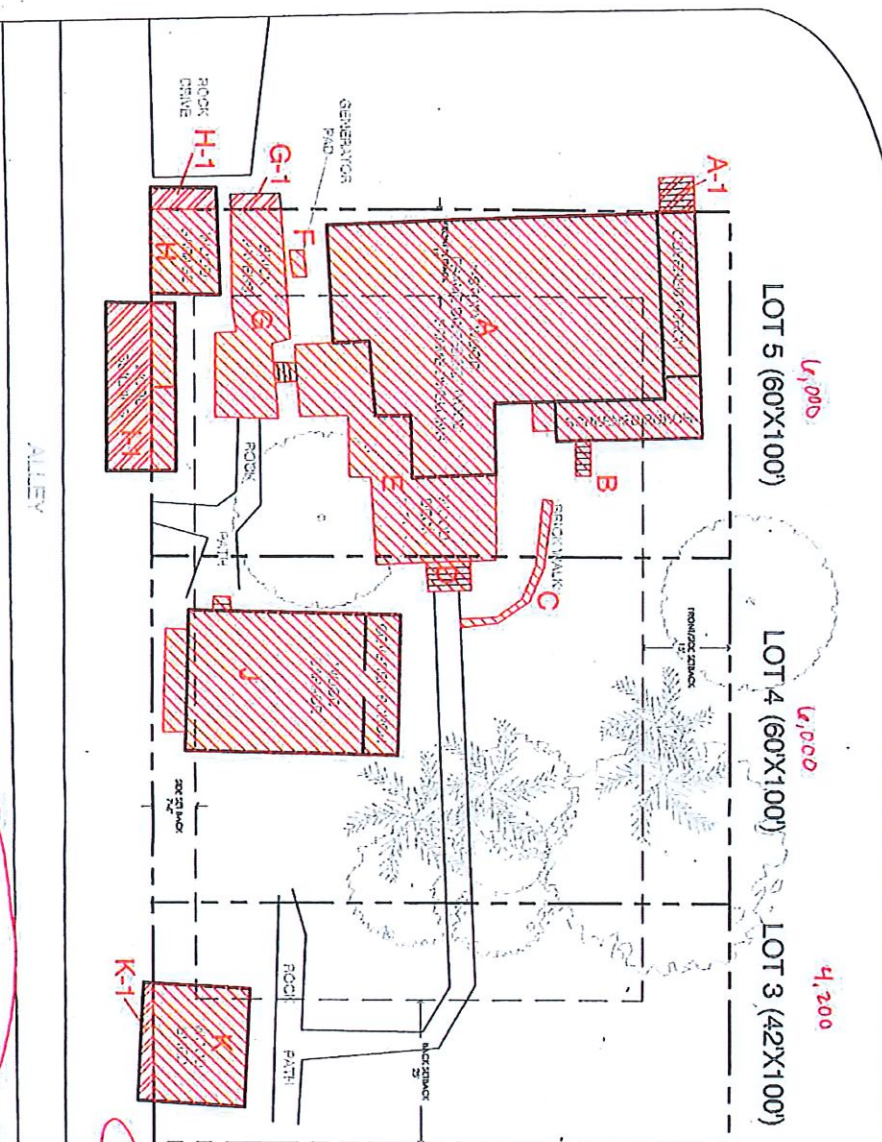
Drawing Title
REMOVALS PLAN

DATE: 02/09/2022
PROJECT NO.: 21-110
SHEET NO.: 04 OF 04
DRAWING TITLE: L-100
CONSTRUCTION: 1 OF 5



Lot Coverage over by 23.5 SQFT after removal + additions.

TOTAL PROPERTY AREA
 LOT CALCULATIONS:
 LOT 5 = 6,000 SF
 +LOT 4 = 6,000 SF
 +LOT 3 = 4,200 SF
 TOTAL AREA = 16,200 SF



- A-1 35,228 SF
- G-1 23,27 SF
- C-1 42,74 SF
- I-1 230,96 SF
- K-1 45,54 SF

EXISTING IMPERVIOUS AREA CALCULATIONS FOR AREAS OUTSIDE OF THE PROPERTY LINE (ENCROACHMENTS ON CITY PROPERTY)

TOTAL EXISTING IMPERVIOUS AREA OF ENCROACHMENTS ON CITY PROPERTY = 377.79 SF

EXISTING IMPERVIOUS AREA CALCULATIONS WITHIN PROPERTY LINES FOR BLOCK 14 42' OF LOT 3, LOT 4, AND LOT 5:

- A. WOOD FRAME DWELLING & PORCHES 2,346.76 SF + 35.28
 - B. SCREENED PORCH WOODEN STAIRCASE 15.77 SF
 - C. BRICK WALK + 42.74
 - D. DECK WOODEN STAIRCASE 38.06 SF
 - E. WOODEN DECK 610.40 SF
 - F. GENERATOR PAD 11.21 SF
 - G. BRICK PAVERS 353.67 SF + 23.27
 - H. WOOD GARAGE 172 SF
 - I. WOOD BUILDING + 230.96
 - J. WOOD GARAGE 968.61 SF
 - K. WOOD SHED 331.47 SF + 45.54
- TOTAL EXISTING IMPERVIOUS AREA = 5,012.34 SF

EXISTING IMPERVIOUS AREAS TO BE REMOVED = 95.88 SF (AREAS B, C, D)

TOTAL EXISTING IMPERVIOUS AREA TO REMAIN: 4,916.46 SF (at 30.45% of 16,200 SF)

(+ 377.79 Encroachments)

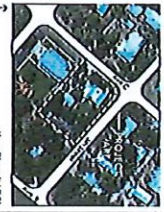
Total Land: 16,200

Allowed Lc%: 6,480

Current Imp: 5,294.25 SQFT

Proposed: 1,209.22 SQFT

Over: 6,503.47



4th Street
 5th Street
 LAND STUDIO, INC.

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

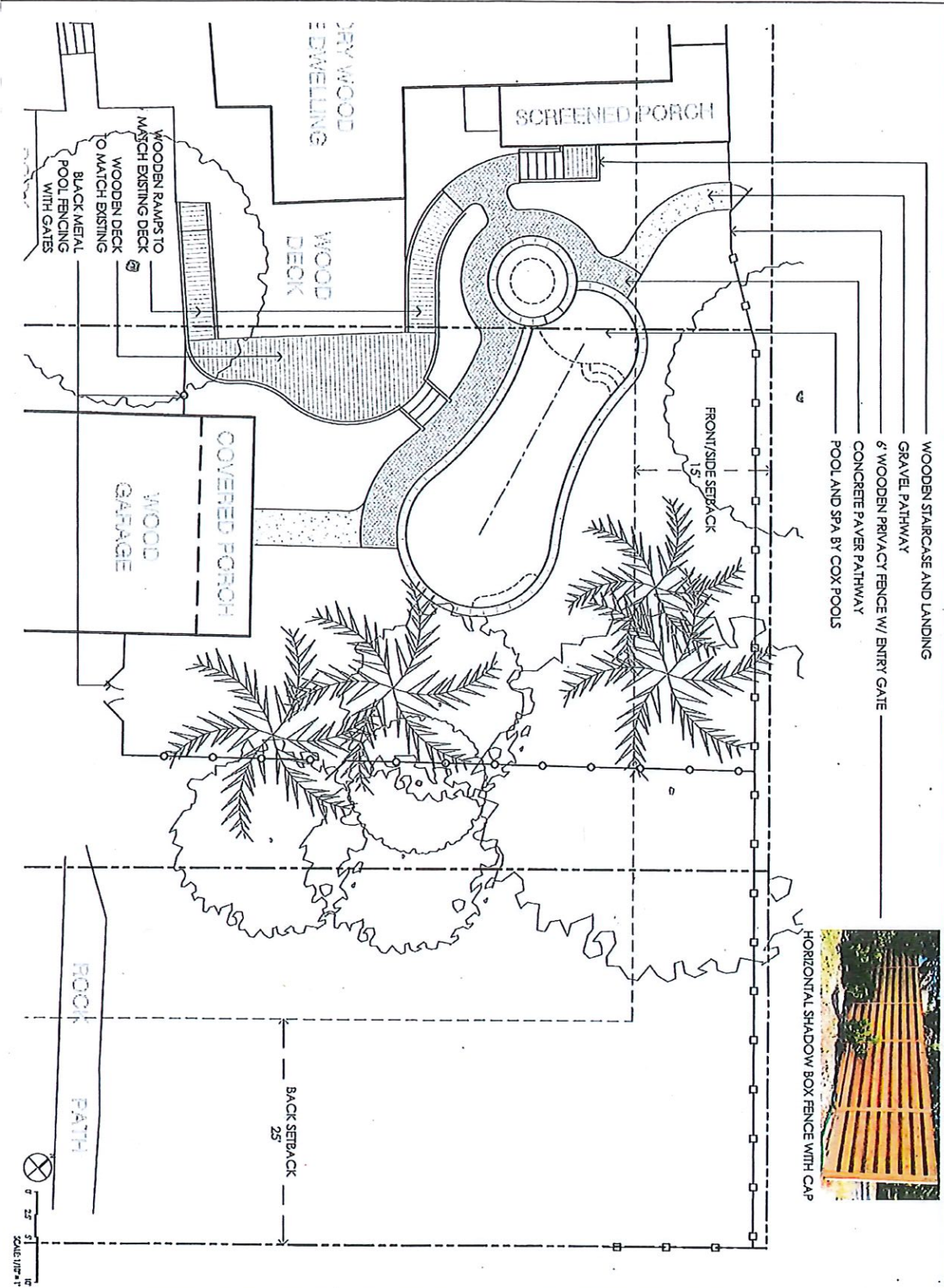
| No. | Date | Revision |
|-----|-----------|-------------------|
| 1 | 8/20/2022 | ISSUED FOR PERMIT |

Project Information
 Site Improvements:
 Pool & Fencing,
 Deck Expansion, and
 Pathway Installation

Client Information
 Sam & Barb Behrmeister Jr.
 40 5th St
 Apalachicola, FL 32320

Drawing Title
 Existing Site Plan &
 Impervious Area

CONCEPTUAL PLAN
 NOT FOR
 CONSTRUCTION
 1-150
 2 of 5



HORIZONTAL SHADOW BOX FENCE WITH CAP



50' PER (N125)

WE LOVE LAND STUDIO, INC.

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

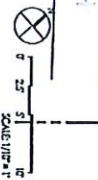
| No. | Date | Revision |
|-----|------------|--------------------------|
| 1 | 07/20/2025 | ISSUED FOR PER. APPROVAL |

Project Information
Site Improvements:
Pool & Fencing,
Deck Expansion, and
Pathway Installation

Client Information
Sam & Boris Berkeiser Jr.
40 5th St
Apalachicola, FL 32320

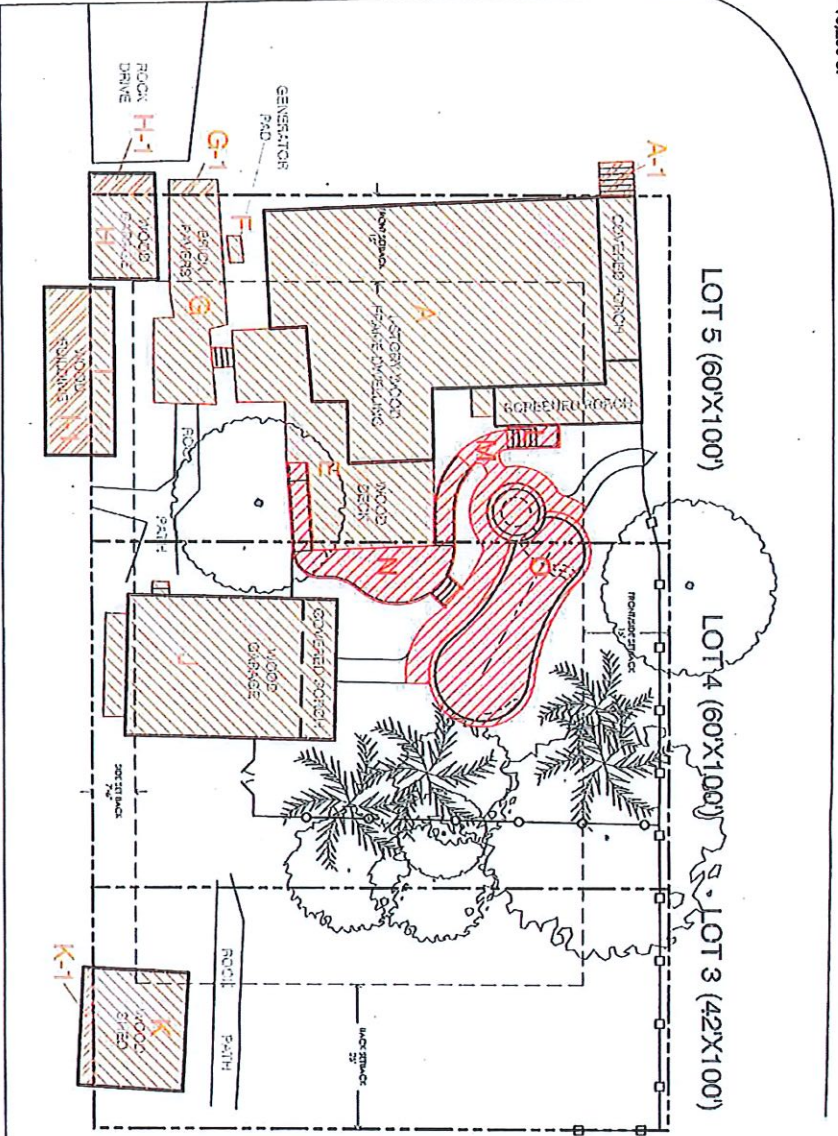
Drawing Title
MATERIALS PLAN
ENLARGEMENT

| Project No. | Date |
|-------------|------------|
| 2025-0025 | 07/20/2025 |
| Drawing No. | Scale |
| L-200 | AS SHOWN |



*TOTAL PROPERTY AREA
 LOT CALCULATIONS:
 LOT 5 = 6,000 SF
 +LOT 4 = 6,000 SF
 +LOT 3 = 4,200 SF
 TOTAL AREA = 16,200 SF

5TH STREET



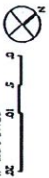
*TOTAL EXISTING IMPERVIOUS AREA OF ENCROACHMENTS ON CITY PROPERTY (A-1+ G-1+ H-1+ I-1 + K-1) = 377.79 SF

EXISTING IMPERVIOUS AREA
 CALCULATIONS WITHIN
 PROPERTY LINES FOR
 LOTS 42 OF LOT 3, LOT 4, AND LOT 5:

- A- WOOD FRAME DWELLING & PORCHES 2,346.76 SF
 - E- WOODEN DECK 610.40 SF
 - F- GENERATOR PAD 11.21 SF
 - G- BRICK PAVERS 353.67 SF
 - H- WOOD GARAGE 172 SF
 - L- WOOD BUILDING 122.94 SF
 - J- WOOD GARAGE 968.61 SF
 - K- WOOD SHED 331.47 SF
- EXISTING IMPERVIOUS AREA TO REMAIN:
 4,916.46 SF (or 30.4% of 16,200 SF)
- PROPOSED IMPERVIOUS AREA CALCULATIONS:
 L- WOODEN PORCH STAIRS 34.44 SF
 M- POOL & SPA WALKWAY (BRICK PAVERS) 246.51 SF
 N- WOODEN RAMPS & DECK ADDITIONS 323.21 SF
 O- POOL & SPA BY COX POOLS 605.06 SF

PROPOSED IMPERVIOUS AREA: 1,209.22 SF
 (or 7.5% of 16,200 SF)

TOTAL IMPERVIOUS AREA:
 (EXISTING + PROPOSED) = 6,125.68 SF
 (or 37.9% of 16,200 SF)



WE LOVE LAND STUDIO, INC.

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

| No. | Date | Revision |
|-----|-----------|-------------------|
| 1 | 8/17/2022 | ISSUED FOR PERMIT |

Project Information
 Site Improvements:
 Pool & Fencing,
 Deck Expansion, and
 Pathway Installation

Client Information
 Sam & Barb Berkhreiser Jr.,
 40 5th St
 Apalachicola, FL 32320

Drawing Title
 PROPOSED SITE PLAN -
 IMPERVIOUS AREA
 CALCULATIONS

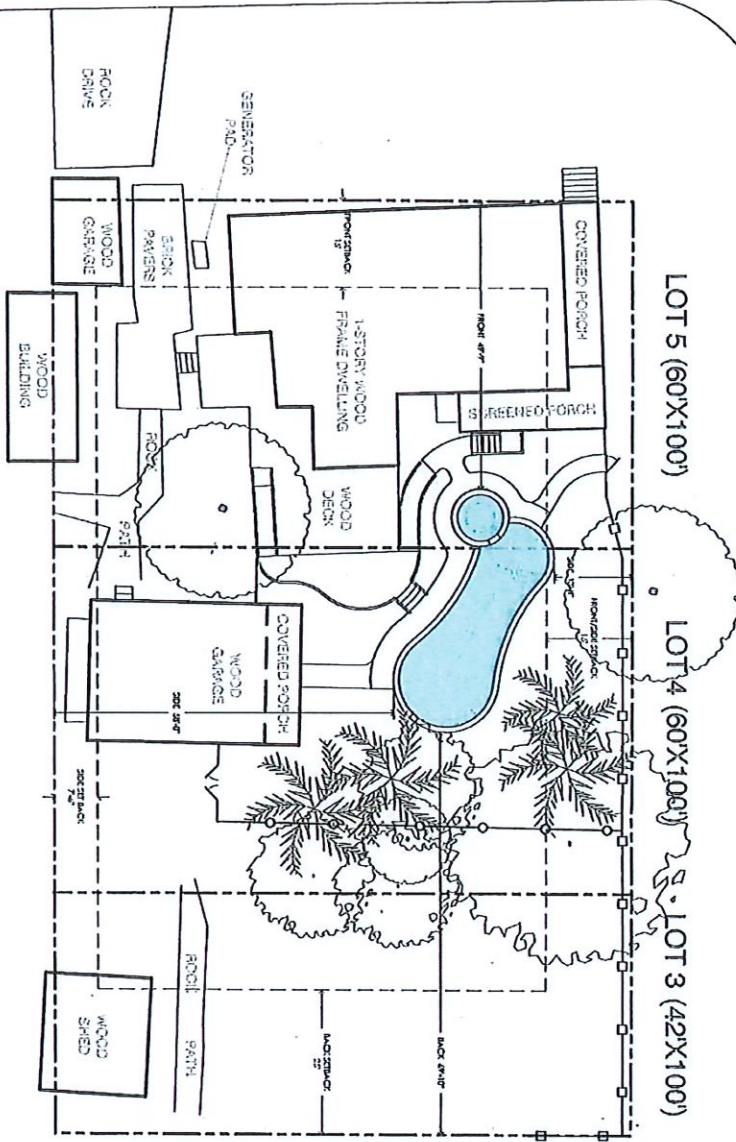
| Date | Revised |
|-----------|---------|
| 8/17/2022 | 21.10 |
| 8/17/2022 | 21.10 |
| 8/17/2022 | 21.10 |
| 8/17/2022 | 21.10 |
| 8/17/2022 | 21.10 |

CONCEPTUAL PLAN
 NORTH
 CONSTRUCTION
 1-250
 4 of 5

AVENUE C

5TH STREET

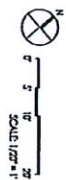
ALLEY



LOT 5 (60'X100')

LOT 4 (60'X100')

LOT 3 (42'X100')



WE LOVE LAND
SYSTEM, INC.

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

| No. | Date | Revision |
|-----|------------|-----------------------------|
| 1 | 07/20/2025 | ISSUED FOR PERMITS APPROVAL |

Project Information
Site Improvements:
Pool & Fencing,
Deck Expansion, and
Pathway Installation

Client Information:
Sam & Barb Bertheiser, Jr.
40 5th St
Apalachicola, FL 32320

Drawing Title:
PROPOSED SITE PLAN -
POOL LOCATION

| | |
|--------------|------------|
| DATE | 08/12/2025 |
| PROJECT NO. | 21110 |
| DATE | 07/20/2025 |
| CONSTRUCTION | 1-2725 |
| DATE | 07/20/25 |



204 10th Street

Addition, Renovation, and Deck

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

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

| | |
|---|--|
| OWNER INFORMATION | CONTRACTOR INFORMATION |
| Owner: <u>Chris Presnell</u> | Contractors Name: <u>CP Squared, LLC</u> |
| Address: <u>204 10th St</u> | State License: <u>CBC 1253287</u> City License # _____ |
| City: <u>Apalachicola</u> State: <u>FL</u> Zip: _____ | Email Address: <u>Chrisopresnell1@gmail.com</u> |
| Phone: <u>850 509-7491</u> | Phone: <u>850 509-7491</u> |

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

*Reason for Denial _____

PROJECT TYPE

| | |
|--|--|
| <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input checked="" 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>addition of deck + living space</u> |
|--|--|

PROPERTY INFORMATION:

Street Address: 204 10th St City & State: Apalachicola Zip: _____

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

Parcel #: 01-095-08W-8330-0156-0020 Block(s): 156 Lot(s): 2

FEMA Flood Zone/Panel #: Zone X
(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: <u>40%</u> Water Available: _____ Sewer Available: _____ Taps Paid: _____ | This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board |
|---|---|

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

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

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

Existing structures to be updated. Addition of deck and living space.
 updates include plumbing, electrical, roof

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

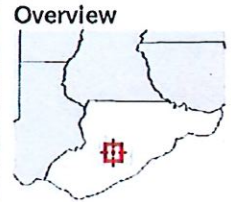
CERTIFICATION

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 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.

6-29-22
DATE

Chris R. Prouse
SIGNATURE OF APPLICANT

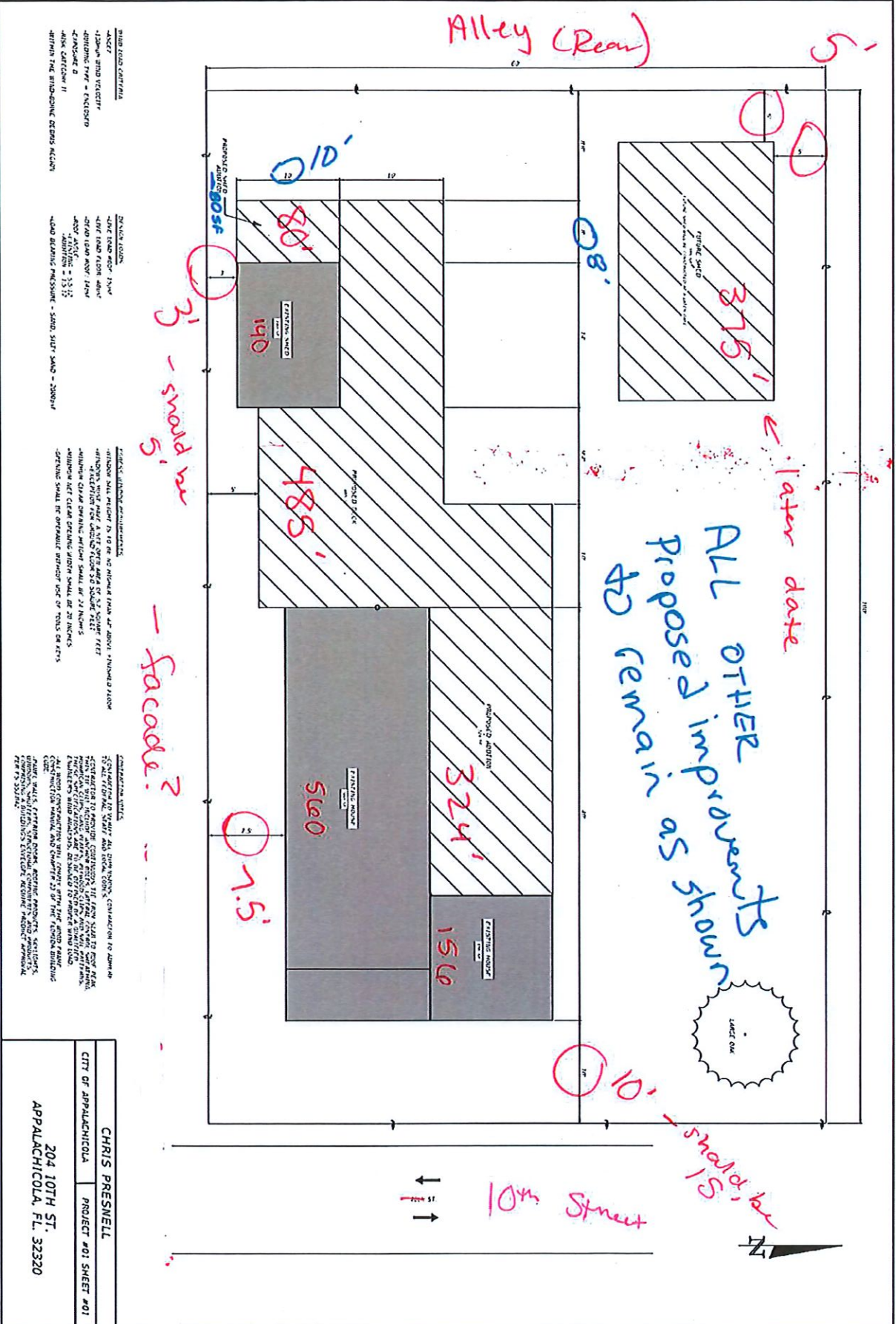


- Legend**
- Parcels
 - Roads
 - City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------|
| Parcel ID | 01-09S-08W-8330-0156-0020 | Alternate ID | 08W09S01833001560020 | Owner Address | PRESNELL CHRIS R |
| Sec/Twp/Rng | 1-9S-8W | Class | SINGLE FAMILY | | 9021 GLEN EAGLEWAY |
| Property Address | 204 10TH ST | Acreage | n/a | | TALLAHASSEE, FL 32312 |
| | APALACHICOLA | | | | |
| District | 3 | | | | |
| Brief Tax Description | BL 156 LOT 2 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/28/2022
Last Data Uploaded: 7/28/2022 7:40:28 AM

Developed by  **Schneider**
GEOSPATIAL



STANDARD CONVENTIONS
 - DIMENSIONS SHALL BE IN FEET AND INCHES
 - DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED
 - DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED
 - DIMENSIONS SHALL BE TO EDGE UNLESS OTHERWISE NOTED
 - DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED
 - DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED

DEVELOPER'S NOTES
 - SEE SHEET 201 FOR SITE PLAN
 - SEE SHEET 201 FOR SITE PLAN
 - SEE SHEET 201 FOR SITE PLAN
 - SEE SHEET 201 FOR SITE PLAN
 - SEE SHEET 201 FOR SITE PLAN
 - SEE SHEET 201 FOR SITE PLAN

EXISTING BUILDING FOOTPRINTS
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
 - ALL EXISTING BUILDINGS SHALL BE DEMOLISHED

CONSTRUCTION NOTES
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APPALACHICOLA ZONING ORDINANCE
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APPALACHICOLA ZONING ORDINANCE
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APPALACHICOLA ZONING ORDINANCE
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APPALACHICOLA ZONING ORDINANCE
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APPALACHICOLA ZONING ORDINANCE

| | |
|--|-----------------------|
| CHRIS PRESNELL | |
| CITY OF APPALACHICOLA | PROJECT #01 SHEET #01 |
| 204 10TH ST. APPALACHICOLA, FL. 32320 | |

LC%

Lot: 6,000 SQFT
 40% = 2,400 SQFT

Existing:

140
 500
 150
 800 SQFT

Proposed:

80
 485
 324
 375 (used for later)

= 1,204 SQFT

2,120 Final OK ✓



29 Avenue E

Deck Addition

| | | |
|---|--|--|
| CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION -HISTORIC DISTRICT ONLY- | | Official Use Only Application # _____ City Representative _____ Date Received _____ |
| OWNER INFORMATION | | CONTRACTOR INFORMATION |
| Owner <u>WHITESANDS INVESTMENT PARTNERS</u> Address <u>PO BOX 399</u> City <u>APALACH</u> State <u>FL</u> Zip <u>32329</u> Phone <u>(850) 745-4226</u> | | Contractors Name <u>COASTAL ICF CONSTRUCTION</u> State License # <u>CBC 1255797</u> City License # _____ Email Address <u>DAUG@COASTALICFCONSTRUCTION.COM</u> Phone <u>(727) 733-6200</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 type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration/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>SEE ATTACHED ARCHITECT PLANS + ATTACHED BUILDING PERMIT</u> |
| PROPERTY INFORMATION: | | |
| Street Address: <u>29 AVE E</u> City & State: <u>APALACH FL</u> Zip: <u>32320</u> <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: <u>C-1</u> Parcel ID: <u>01-095-08W-8330-00F2-0180</u> Block(s): <u>F-2</u> Lot(s): <u>18,19,20</u> FEMA Flood Zone/Panel #: <u>AE BFE12</u> <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small> | | |
| OFFICIAL USE ONLY | | |
| Setback requirement of Property: Front: <u>0</u> Rear: <u>0</u> Side: <u>0</u> Lot Coverage: <u>80%</u> Water Available: _____ Sewer Available: _____ Taps Paid: _____ | | This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval _____ Chairperson, Apalachicola Planning & Zoning Board |

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

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).

PLEASE ATTACHED ARCHITECT PLANS, BUILDING PERMIT APPLICATION, & COMMERCIAL BUILDING PERMIT


| Project Scope | Manufacturer | Product Description | FL 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 position.
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.

2022-07-12
DATE


SIGNATURE OF APPLICANT

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

DATE: _____ Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: WHITESANDS INVESTMENT PARTNERS Email: DREW@WHITESANDSINVESTMENT.COM

ADDRESS: 29 AVE E APALACHICOLA FL

CITY, STATE & ZIP CODE: APALACHICOLA FLORIDA

PHONE # 850-745-4226

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

ADDRESS: N/A

CITY, STATE & ZIP CODE: N/A

PHONE # N/A

CONTRACTOR'S NAME: COASTAL ICF CONSTRUCTION SERVICES INC.

Email: DOUG@COASTALICFCONSTRUCTION.COM

ADDRESS: 791 SAN CHRISTOPHER DR SUITE B DUNEDON, FL, 34698

CITY, STATE & ZIP CODE: _____

PHONE # 727-733-6200 CELL 850-340-1890

STATE LICENSE NUMBER: CB01255797

COMPETENCY CARD # _____

ADDRESS OF PROJECT: 29 AVE E APALACHICOLA

PURPOSE OF PERMIT: REMODEL

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

PROPERTY PARCEL ID # 01-095-08W-8330-00F2-0180

LEGAL DESCRIPTION OF PROPERTY: BLOCK F-2 LOT 18 19 20

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

BONDING COMPANY: NONE

ADDRESS: N/A

CITY, STATE & ZIP: N/A

ARCHITECT'S/ENGINEER'S NAME: SHORELINES DESIGN GROUP/SOC ARCHITECTURE

ADDRESS: 793 SAN CHRISTOPHER

CITY, STATE & ZIP: DUNEDON, FL, 34698

MORTGAGE LENDER'S NAME: _____

N/A

ADDRESS: N/A

CITY, STATE & ZIP: N/A

WATER SYSTEM PROVIDER: APALACHICOLA FL SEWER SYSTEM PROVIDER: APALACHICOLA FL

PRIVATE WATER WELL: N/O

SEPTIC TANK PERMIT NUMBER: NONE

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Storage Sign Pole Barn
 Temp Pole Demolition Other _____

Addition, Alteration or Renovation to building. INTERIOR REMODEL
 Distance from property lines: Front N/A INTERIOR Rear INTERIOR L. Side INTERIOR
 R. Side INTERIOR
 Cost of Construction \$ 65,000.00 Square Footage 4,500
 BPI _____ Flood Zone AE OFE12 Lowest Floor Elevation 24' ASL
 Area Heated/Cooled 4,500 SQ FT # Of Stories 1 # Of Units 3
 Type of Roof ASPHALT Type of Walls CONCRETE MASONRY Type of Floor WOOD
 Extreme Dimensions of: Length 31.9 Height 28' Width 55 FT

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 DRBD 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] Date 10/7/21
 Notary Public State of Florida
 Jenna Hill
 My Commission HH 118022
 Expires 04/07/2025
 Signature of Contractor [Signature] Date OCT 7 2021
 Notary Public State of Florida
 Jennifer G. Piersce
 My Commission HH 065781
 Expires 01/27/2025
 Notary as to Owner or Agent
 Date: 10/7/2021
 My Commission expires: 4/7/25
 Notary as to Contractor
 Date: 10/7/2021
 My Commission expires: 1/27/25

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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

| | | |
|--|--|-------------------------------|
| | Apalachicola | <u>Commercial Remodel C/C</u> |
| | 192 Coach Wagoner Blvd E, Apalachicola, FL 32320 (850) 653-1522 Fax (850) 653-8715 | 21AP-CB0009 |


| | |
|---|---|
| Date Issued: 03/14/2022 Expiration Date: 9/10/2022 Job Site Address: 29 Ave E, Apalachicola, FL 32320 Category: Commercial Alteration Permit Type: Commercial Remodel C/C Valuation: \$65,000.00 | Property Owner: S. Etchen Mailing Address: Apalachicola, Phone: Email: |
|---|---|

| |
|--|
| Description of Work: Commercial-Interior Remodel |
|--|

| | | | | |
|---|---------------------------|--|--|--|
| Subdivision: Parcel ID: Filing: Lot: Block: Total Sq Ft: | Required Setbacks: | | | |
| | | | | |
| | Actual Setbacks: | | | |
| | | | | |

| | | |
|---------------------|------------------------------|-----------------|
| Contractors: | Fee Items | Amount |
| | Remodel/Additions Commercial | \$455.00 |
| | Plan Review Commercial | \$227.50 |
| | DBPR | \$10.24 |
| | DCA | \$6.83 |
| | Total Fees: | \$699.57 |

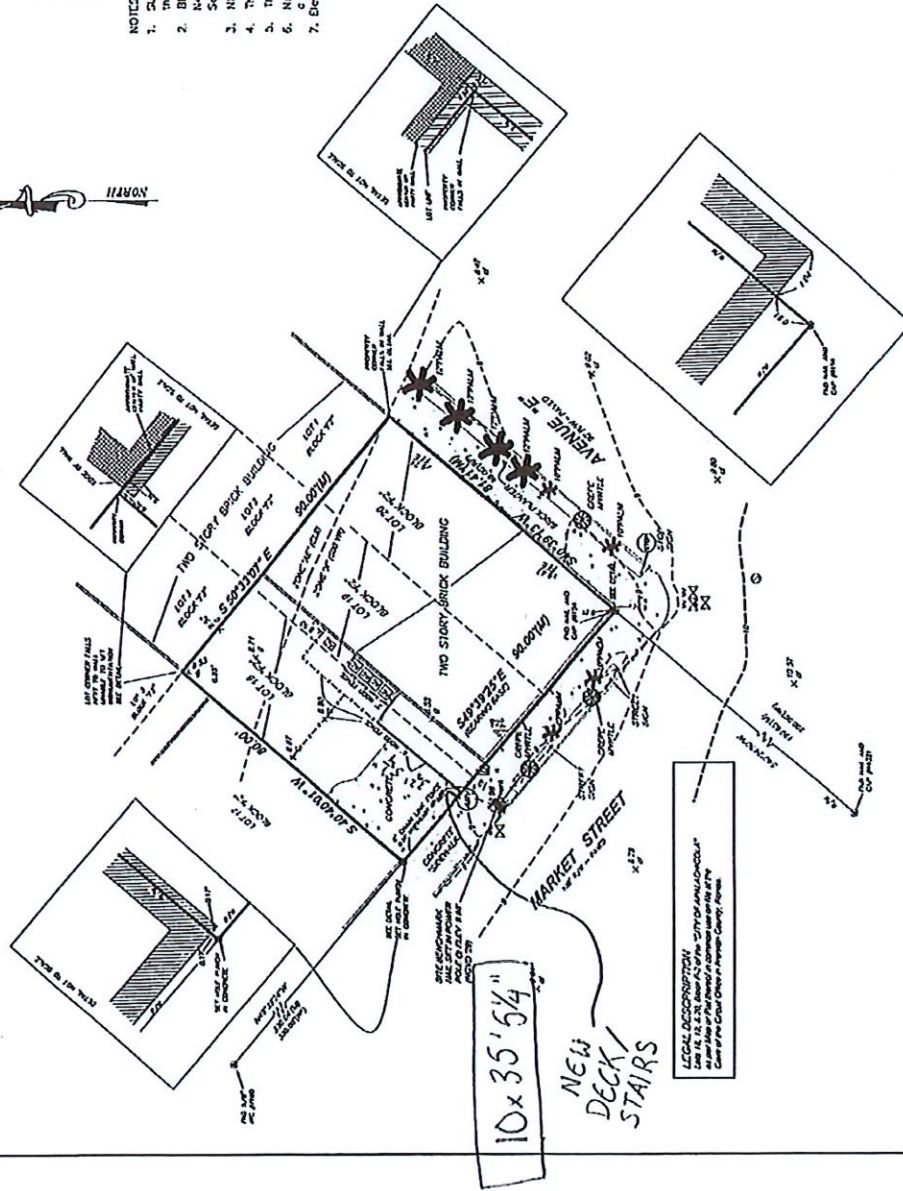
NOTICE

| | |
|------------------------------------|---|
| Signature of Applicant/Date | Building Department Signature/Date |
| |  3/14/2022 |

MUST BE POSTED ON JOB SITE

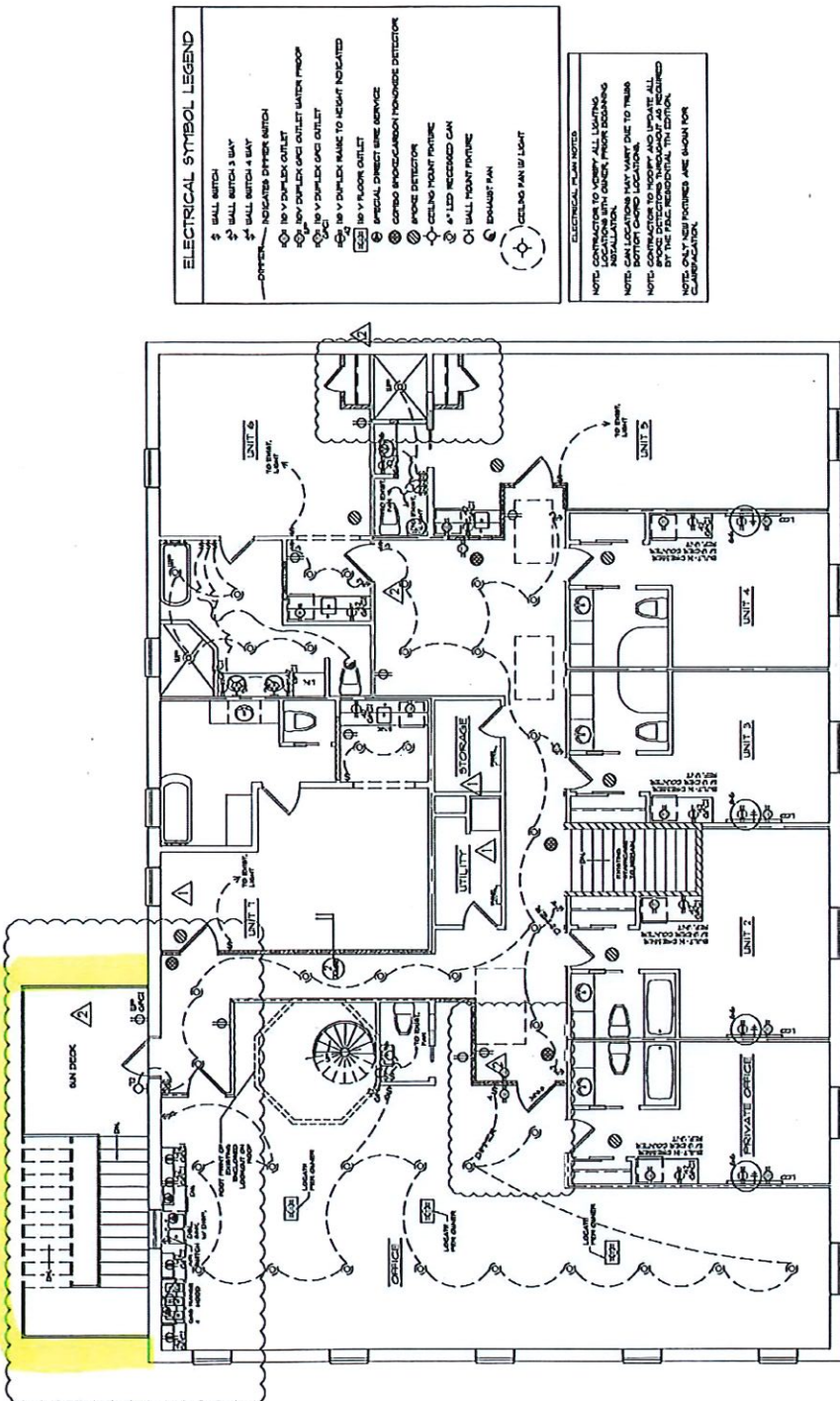
PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:
GARLICK ENVIRONMENTAL

GRAPHIC SCALE



TR & A
THURMAN RODDENBERG & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSE NO. 13428-00000001
FURNISHING SURVEYING AND MAPPING SERVICES

DATE OF PLAT: 10/27/2015
DRAWN BY: TR
DATE OF SURVEY: 10/20/15
JOB NUMBER: 11-188



ELECTRICAL SYMBOL LEGEND

- ⊗ WALL SWITCH
- ⊕ WALL SWITCH 3 WAY
- ⊖ WALL SWITCH 4 WAY
- ⊗ INDICATES DIFFER SWITCH
- ⊕ 15 V DUPLEX OUTLET
- ⊖ 15 V DUPLEX GFCI OUTLET WATER PROOF
- ⊗ 15 V DUPLEX GFCI OUTLET
- ⊖ 15 V DUPLEX GFCI OUTLET
- ⊕ 15 V DUPLEX WIRE TO HEIGHT INDICATED
- ⊖ 15 V FLOOR OUTLET
- ⊗ SPECIAL DIRECT WIRE SERVICE
- ⊕ CONDO ENCLOSURE NONCODE DETECTOR
- ⊖ CONDO DETECTOR
- ⊗ GROUND FAULT INDICATOR
- ⊕ 4" LED RECESSED CAN
- ⊖ 1" WALL MOUNT FIXTURE
- ⊗ EXHAUST FAN
- ⊕ CEILING FAN / LIGHT

ELECTRICAL PLAN NOTES

NOTE: CONTRACTOR TO VERIFY ALL LIGHTING CALL LOCATIONS MAY VARY DUE TO TRUSS INSTALLATION.

NOTE: CALL LOCATIONS MAY VARY DUE TO TRUSS INSTALLATION.

NOTE: CONTRACTOR TO VERIFY AND UPDATE ALL SPECIFICATIONS THROUGHOUT AS REQUIRED TO REFLECT THE LATEST REVISIONS.

NOTE: ONLY NEW FINISHES ARE SHOWN FOR CLARIFICATION.

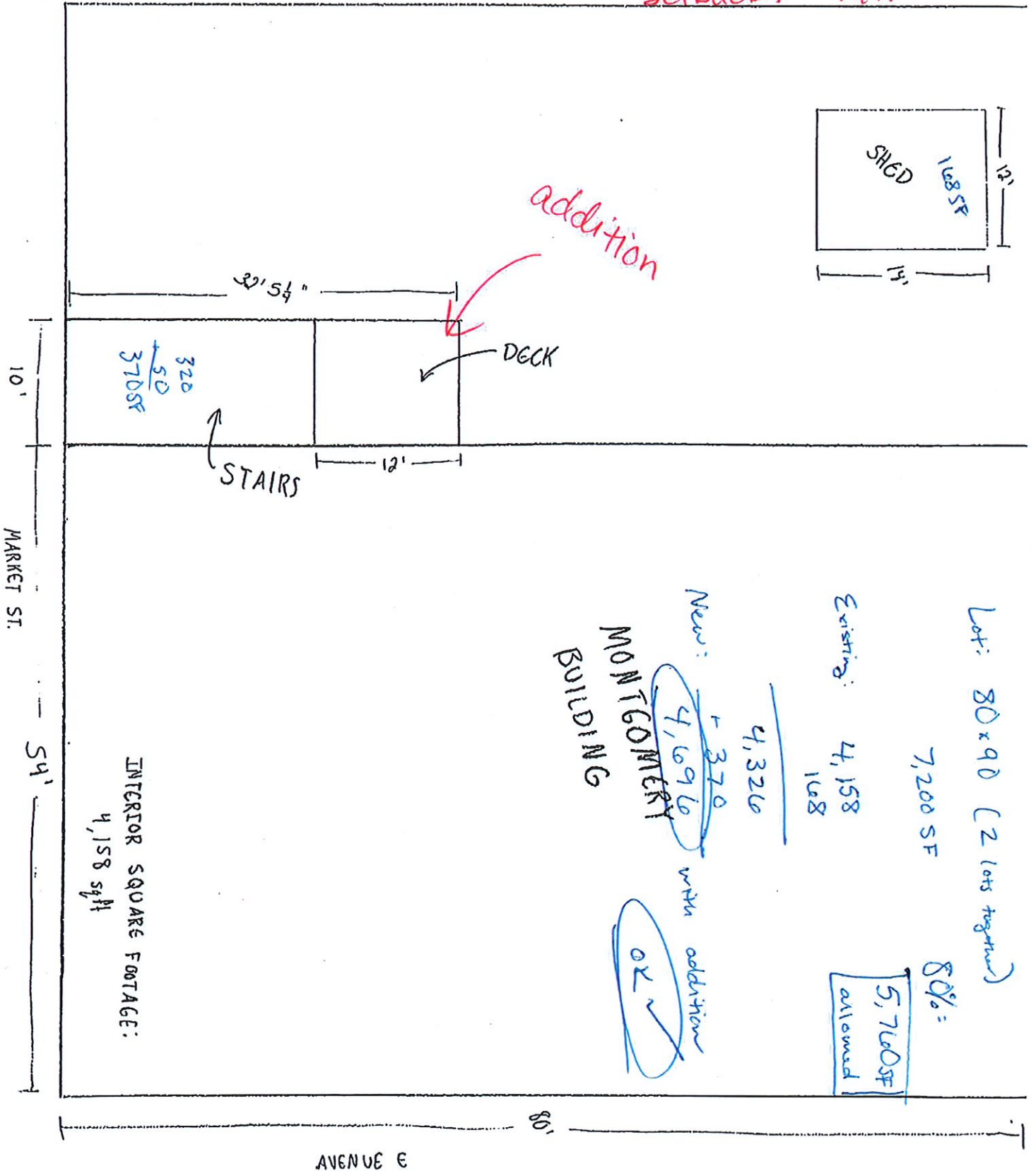
PROPOSED
ELECTRICAL 2ND FL PLAN
 SCALE: 1/4" = 1'-0"

WHITE SANDS INVESTMENT PARTNERS, LLC
07/19/22

SITE PLAN

2.9 AW. E

Setbacks N/A





67 Avenue D

New Construction/Relocation of Pool and Gym Building

+ Fence Violations - Encroachments

THIS IS A REVISED APPLICATION RESPONDING TO 13 June P&Z MEETING

| | | |
|--|--|--|
| CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION HISTORIC DISTRICT ONLY | | Official Use Only Application # _____ City Representative _____ Date Received _____ |
| OWNER INFORMATION Owner <u>Steven Etchen</u> Address <u>67 AVE D</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(850) 227-6098 (George Con)</u> | | CONTRACTOR INFORMATION Contractors Name _____ State License # _____ City License # _____ Email Address _____ Phone (_____) _____ |
| 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"/> 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 APPROVED POOL</u> <u>AND 8'4" / 6'4" ALTERED SLIGHTLY</u> <u>(WITH NO AREA CHANGE)</u> |
| PROPERTY INFORMATION Street Address <u>67 AVE D</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>R-1</u> Parcel # <u>D1-095-08W-8330-0016-0010</u> Block (A) <u>BL 16</u> Lot (A) <u>LOT 14E/2602</u> FEMA Flood Zone/Panel # <u>X</u> (For AE, AO, AH or VE Please complete attached Flood Application) | | |
| OFFICIAL USE ONLY | | |
| Setback requirement of Property: <u>Corner Lot (1)</u> Front <u>15' x 2</u> Side <u>5' + 10'</u> Lot Coverage <u>40%</u> Water Available _____ Sewer Available _____ Taps Paid _____ This a corner Lot. The setbacks are 15' facing streets, and 2 side setbacks >5' to 15' total | | 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: _____ City of Apalachicola Planning & Zoning Board |

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

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-321-0985
 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 | M. Product Approval # |
|---------------------|--------------|--|-----------------------|
| Siding | | HARDI PLANK | |
| Doors | | Doors will be wood with glazing to match house | |
| Windows | | Windows will be wood with glazing to match house | |
| Roofing | | GALVALUME STANDING SEAM | |
| Trim | | HARDI BX | |
| Foundation | | CONCRETE SLAB | |
| Shutters | | NA | |
| Porch/Deck | | NA | |
| Landscaping | | 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 applied 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.

22 July 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 ETCHEM Email: steven@whitesandsinvestme

ADDRESS: 67 AVE D
CITY, STATE & ZIP CODE: Apalach, FL, 32320 PHONE # 850-227-6898 (GEORGE COON
AGENT)

PBE 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@coastal icf constructi

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?
X YES NO

PROPERTY PARCEL ID # 01-095-0BW-8330-0016-0010
LEGAL DESCRIPTION OF PROPERTY: BL 16, 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 / Sdg 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 townens@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)

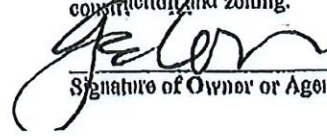
Addition, Alteration or Renovation to building.

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 _____ Floor Zone X 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 DBBD 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.

 22 July 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: _____

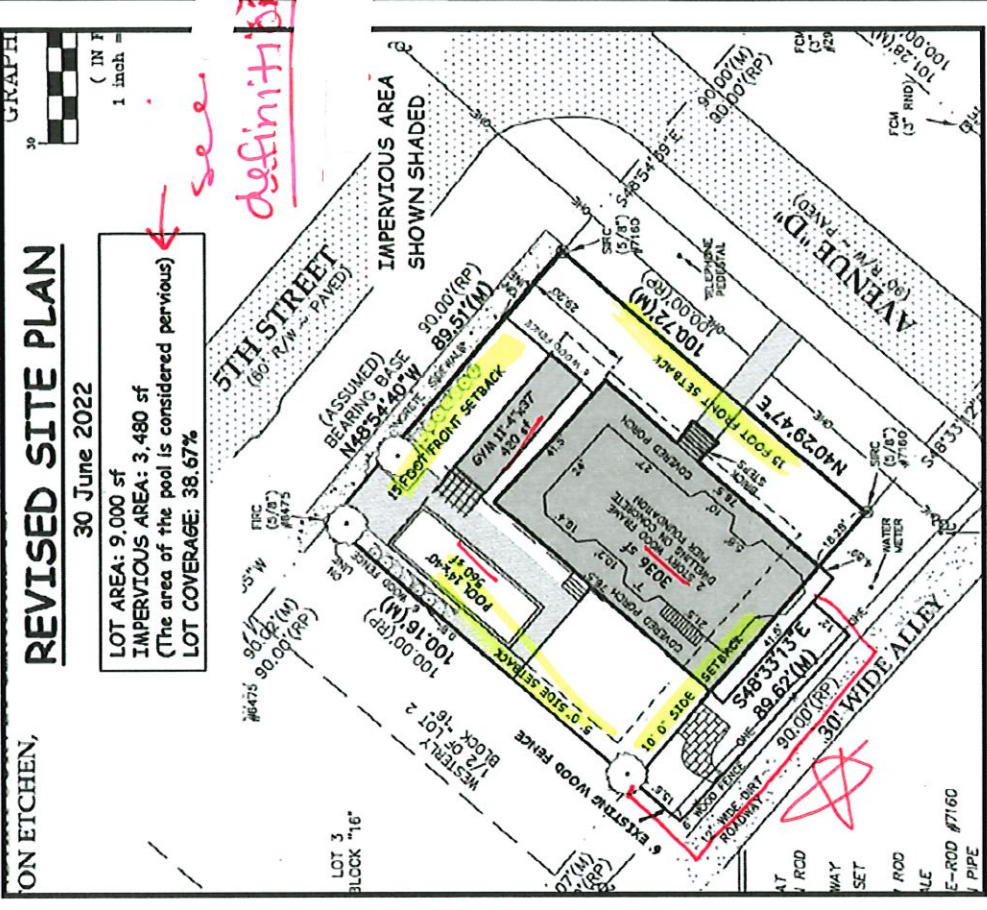
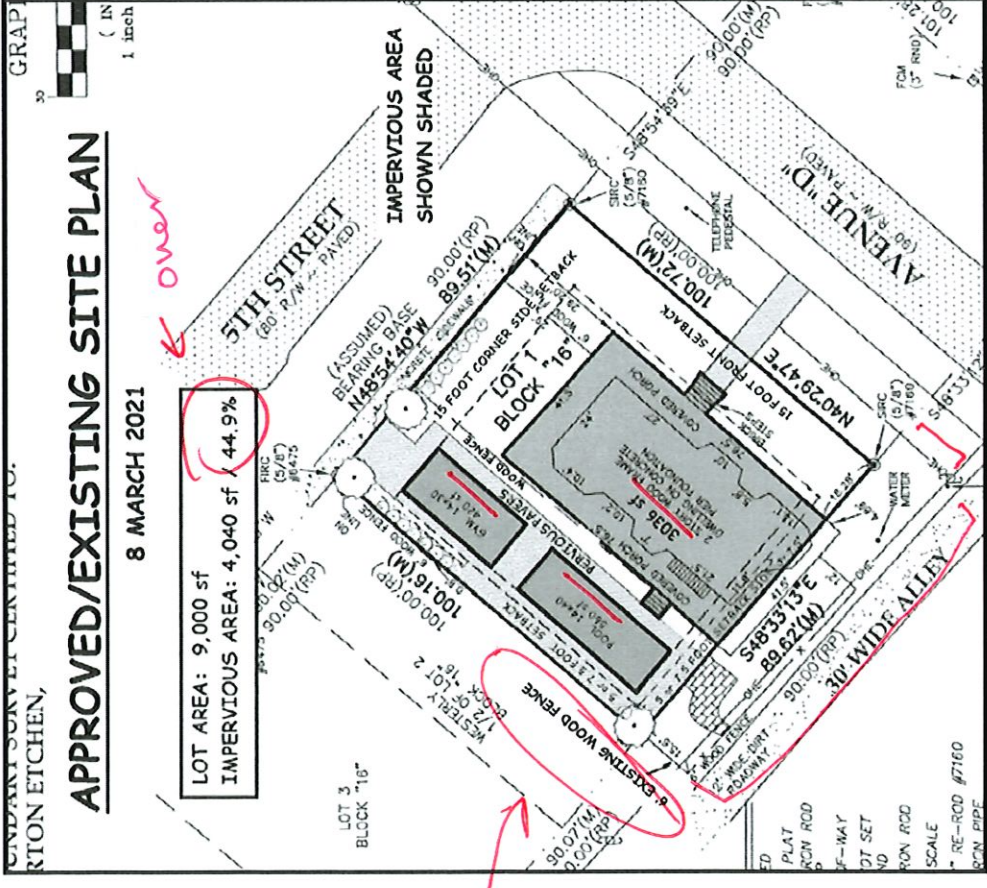
APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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

on to City property *

* Fence encroaching

Encroachment



67 AVE D STEAMBOAT HOUSE / POOLHOUSE
SCALE: AS SHOWN
DATE: JULY 2022

POOL and GYM UNDER CONSTRUCTION
SCALE: 1/30"

REVISED LOCATIONS
SCALE: 1/30"


AS.1



* impervious definition names pools as impervious, but applicant has * engineered the pool to retain & treat stormwater per the "pool" S&FT.

element of the sign.

Impact development means a development of such a size or nature that would have the potential to adversely affect the visual or architectural compatibility of a neighborhood or would impact concurrency standards such as traffic or infrastructure.

 *Impervious surface coverage:* Those hard surface man-made areas that do not allow, or minimally allow, the penetration of water, that reduce the natural rate or percolation of water or result in an increase in the natural quantity and rate of storm water runoff. Examples include but are not limited to roof tops, parking, clay, asphalt, concrete, brick, compacted gravel, paved recreational areas such as pools, tennis courts, and landscape pavers. Exception: Items identified on a site plan as a best management practice to treat stormwater shall be allowed within open space and not considered impervious.

Indoor amusements means establishments engaged in providing indoor amusement or entertainment for a fee or admission charge and include such activities as dance halls, studios, theatrical productions, bands, orchestras, and other musical entertainment; bowling alleys and billiard and pool establishments; commercial sports such as arenas; coin-operated devices and game parlors.

Inflatable sign means any device which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

Institutional use means the structure and/or land occupied by a group, cooperative, board, agency or organization created for the purpose of carrying on functions such as hospitals, schools, churches, fraternal orders, orphanages and nursing or assisted living facilities.

Invasive trees means those trees which have been identified by the state as nuisance trees. For the purpose of this article, that list includes the following: Chinese Tallow (popcorn tree), Mimosa, Tung Oil, Chinese Umbrella Tree, China Berry, and Melaleuca. Invasive trees are not subject to regulation in this Code.

ISA standards means International Society of Arboriculture Standards.

Junk means inoperative, dilapidated, abandoned or wrecked materials, including, but not limited to, automobiles, trucks, tractors, wagons, boats and other kinds of vehicles and parts thereof, scrap materials, scrap building materials, scrap contractors' equipment, tanks, casks, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery and the like.

Junkyard means a place where junk, waste, and discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled. Junkyards shall include automobile wrecking, house wrecking, and structural steel materials and equipment yards, but shall not include places for the purchase or storage of used furniture and household equipment, used cars in operable condition, or used or salvaged materials for manufacturing operations. See also *Automotive wrecking and salvage yards*.

Kenel, pet, means a place used for the keeping of any pet, regardless of number, for sale or for breeding, boarding or treatment purposes, except in an animal hospital, animal grooming parlor or pet shop.

Land clearing: Any activity that removes the vegetative ground cover. Mowing, trimming, pruning, or removal of vegetation to maintain it in a healthy, viable condition is not considered clearing.

City Definitions

Snipe sign means a temporary sign or poster affixed to a tree, fence, utility pole, etc.

Special exception means a use that would not be appropriate generally or without restriction throughout the particular zoning district or classification but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, morals, and the general welfare.

Special flood hazard area means an area in the floodplain subject to a one-percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V.

Special waterfront district is coterminous with the Federal Emergency Management Agency's A and V zones adjacent to the river and bay; the purpose of which is to afford special protection to areas close to the Apalachicola River and Bay system.

Squares means those areas of the city as identified on the official map of the city as Chapman Square, Gorrie Square, Franklin Square, Madison Square and City Square.

Start of construction means the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage system means any one or combination of tanks, sumps, wet floors, waste treatment facilities, pipes, vaults, or other portable or fixed containers used, or designed to be used for, the storage of hazardous materials at a facility.

Storage unit means a commercial storage room, cubical or box that is part of an establishment that provides storage space for customers.

Storm water: The flow of water that results from, and that occurs immediately following, a rainfall event.

★ *Storm water management system:* A surface water system that is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system.

★ *Stormwater best management practice (BMP):* The term "best management practices (BMP)" means those practices and principles designed to manage water from rainfall events, reduce nonpoint sources of pollution and in some cases, protect wildlife and habitat. Methods may include structural devices or nonstructural practices, such as, but not limited to compensatory storage, swales, gutters, rain barrels and rain gardens. A City of Apalachicola Guide to Site-Specific Stormwater Best Management Practices is available to download from the city's website.

↑
does not reference pools, but references retention ponds.



**FRANKLIN COUNTY STORMWATER
EXFILTRATION TRENCH *Pool***

FOR

**STEVEN BARTON ETCHEN
67 AVENUE D, APALACHICOLA, FL 32320
FRANKLIN COUNTY PARCEL ID:
01-09S-08W-8330-0016-0010**

Proposed Exfiltration SWMF

July 8, 2022

SOUTHEASTERN CONSULTING ENGINEERS, INC.

Tyler Marsh, P.E., Vice President

Design Methodology

This project consists of the addition of a 14' x 40' in-ground swimming pool, brick paver pool deck area, and enclosed workout gym. The swimming pool has been designed to maintain 12" of freeboard by the pool manufacturer, which correlates to 560 CF of potential storage area for a rain event. To achieve storm water management best practices, a below grade storm chamber system is proposed in addition to the freeboard storage area of the swimming pool. This storm chamber system is designed to capture and treat 1" of the storm water runoff from the pool area, while also having the capability to accommodate a 2 year – 24 hour rainfall event.

As shown in the calculations provided below, a 2 year-24 hour rainfall event will result in approximately 280 CF of storm water runoff over the pool area. The below grade storm chamber system (which includes piping and gravel storage areas) will contain up to 323 CF of storm water, which exceeds the capacity required for the above-mentioned storm event. These calculations and the proposed storm water management plan exhibit adequate storm water containment in excess of the freeboard storage area included in the design of the pool by the manufacturer. Please see the attached drawings, details, and calculations provided.

Total Available Storage Volume Provided = 322.96125 CF > 280.00 CF Required

SWMF CALCULATIONS (EXFILTRATION TRENCH)

WATER QUALITY - TREATMENT VOLUME CALCULATION

Water Quality - (1" Over Pervious Pool Area)

| | |
|--------------------------|--------|
| Rainfall Depth (in.) | 1 |
| Drainage Basin Area (SF) | 560.00 |
| Volume Required (CF) | 46.67 |

Geotechnical Information (Web Soil Survey)

| | |
|---------------------------------------|------------------|
| SHGWT Elevation (ft) | 7 |
| Infiltration rate (Ksat) | 13.00252 |
| Design Infiltration Rate (in/hr) (Id) | 6.50126 (FS = 2) |
| Hydrologic Soil Group | A |

| Storm Event | Rainfall Depth (in) | Rainfall Intensity (in/hr) |
|-------------|---------------------|----------------------------|
| 2yr/24hr | 6.00 | 0.25 |

Flood Attenuation = $\text{Rainfall Intensity} \times (24 \text{ Hrs}) \times (1 \text{ ft}/12 \text{ in}) \times \text{Total Pervious Pool Area and Pavers}$
 $= 0.25 \text{ in/hr} \times (24 \text{ hr}) \times (1 \text{ ft}/12 \text{ in}) \times 560.00 \text{ SF}$
 $= 280.00 \text{ CF}$

REQUIRED STORAGE VOLUME

| | |
|-------------------------|--------|
| Water Quality (CF) | 46.67 |
| Flood Attenuation (CF) | 280.00 |
| Controlling Volume (CF) | 280.00 |

PROPOSED SITE BMP's

PERF PIPES:

Length (Lp) = 23 ft
No. of Pipes = 1 Pipe(s)
Cover (H) = 12 in
Pipe Dia. = 18 in
Area (Ap) = 1.76625 SF
Volume (Vp) = Lp X Ap X No. of Pipes = 40.62375 CF

TRENCH:

Initial Cover (h) = 0.5 ft
Depth (Dr) = 2.5 ft
Width (Wt) = 12 ft
Length (Lt) = 25 ft
Area (At) = 28.23375 SF = (Dr X Wt) - Ap
% VOIDS (VR) = 0.4 = 40%
Volume (Vt) = ((At - Ap) X VR * Lt) = 282.3375 CF

Total Available Storage Volume Provided = > 280.00 CF

RECOVERY ANALYSIS 322.96125 CF

Recovery Time (hr) - Depth of SWMF Trench (in) / (0.5 * Infiltration rate (in/hr))

Where Depth of SWMF Trench = Dr + h = 2.5 ft + 0.5' = 3.0 ft
Design Infiltration Rate = 6.50126 in/hr (Web Soil Survey)

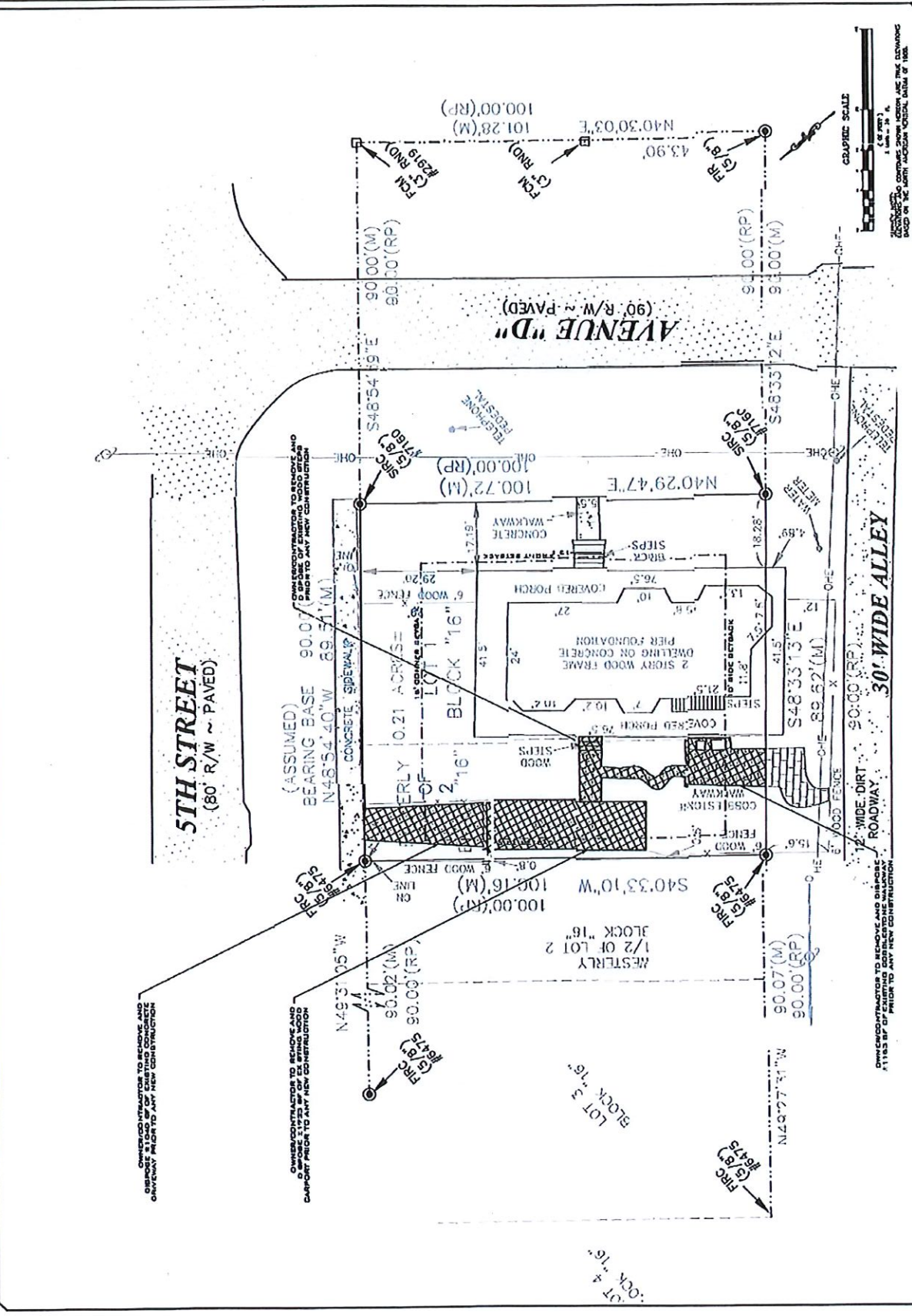
Recovery Time = 3.0 ft / 6.50126 in/hr X (12in/1ft)
= 5.54 hr < 72 hr



SEVEN SEVEN
 CONSULTING ENGINEERS
 121 SOUTH
 WASHINGTON AVENUE
 SUITE 200
 TAMPA, FLORIDA 33604
 TEL: 813-251-5555
 FAX: 813-251-5556

DEMOLITION PLAN
 67 AVENUE D
 PALM HILLS, FLORIDA 32209
 FRANKLIN CO. PARCEL ID: 01-095-08W-8330-0016-0010

| | | |
|------|-----|----|
| DATE | REV | BY |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



GRAPHIC SCALE
 1" = 10' 0"
 1" = 20' 0"
 1" = 30' 0"
 1" = 40' 0"
 1" = 50' 0"
 1" = 60' 0"
 1" = 70' 0"
 1" = 80' 0"
 1" = 90' 0"
 1" = 100' 0"
 1" = 110' 0"
 1" = 120' 0"
 1" = 130' 0"
 1" = 140' 0"
 1" = 150' 0"
 1" = 160' 0"
 1" = 170' 0"
 1" = 180' 0"
 1" = 190' 0"
 1" = 200' 0"
 1" = 210' 0"
 1" = 220' 0"
 1" = 230' 0"
 1" = 240' 0"
 1" = 250' 0"
 1" = 260' 0"
 1" = 270' 0"
 1" = 280' 0"
 1" = 290' 0"
 1" = 300' 0"

OWNER/CONTRACTOR TO REMOVE AND DISPOSE AT HIS RISK OF ALL BRICK, WOOD AND CONCRETE PRIOR TO ANY NEW CONSTRUCTION

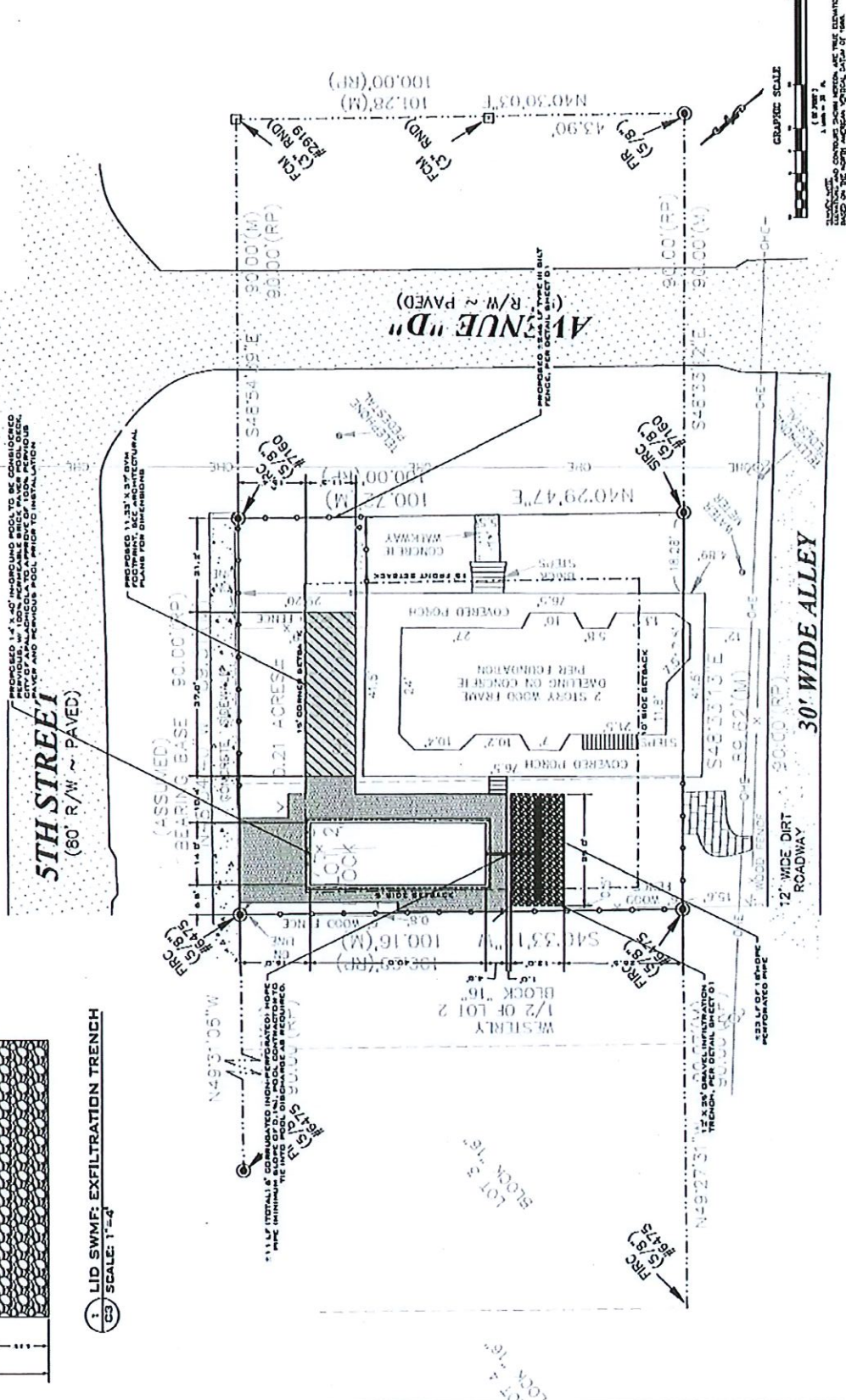
OWNER/CONTRACTOR TO REMOVE AND DISPOSE AT HIS RISK OF ALL BRICK, WOOD AND CONCRETE PRIOR TO ANY NEW CONSTRUCTION

OWNER/CONTRACTOR TO REMOVE AND DISPOSE AT HIS RISK OF ALL BRICK, WOOD AND CONCRETE PRIOR TO ANY NEW CONSTRUCTION

OWNER/CONTRACTOR TO REMOVE AND DISPOSE AT HIS RISK OF ALL BRICK, WOOD AND CONCRETE PRIOR TO ANY NEW CONSTRUCTION

SITE AREA TABLE

| AREA | AREA (SQ. FT.) | AREA (SQ. YD.) |
|-----------------------|----------------|----------------|
| TOTAL SITE AREA | 100,000 | 1,133 |
| AVENUE "D" R/W | 90,000 | 1,027 |
| 5TH STREET R/W | 90,000 | 1,027 |
| 30' WIDE ALLEY | 30,000 | 347 |
| 12' WIDE DIRT ROADWAY | 12,000 | 138 |
| 2.21 ACRES | 95,833 | 1,100 |



GRAPHIC SCALE
 1" = 40'

1" = 40'

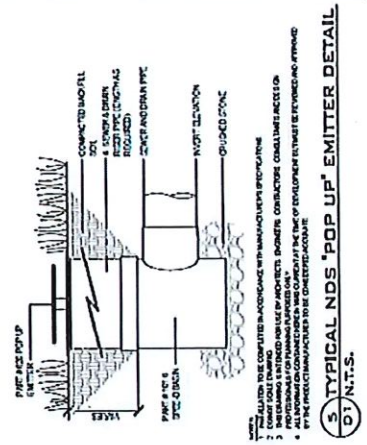
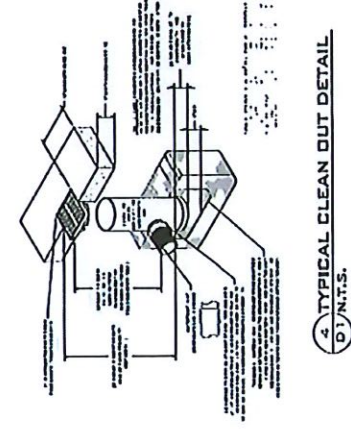
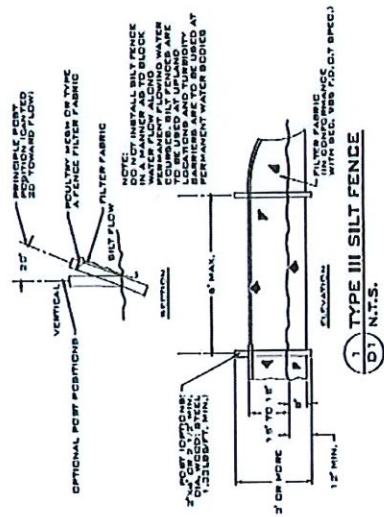
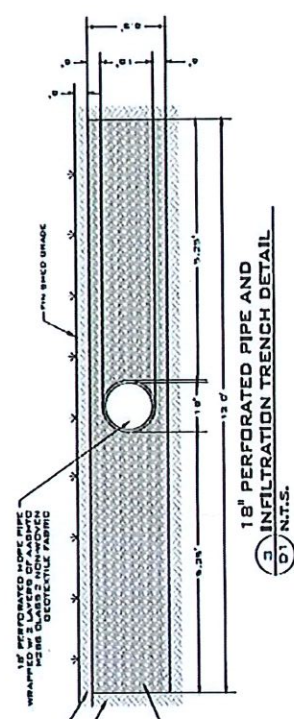
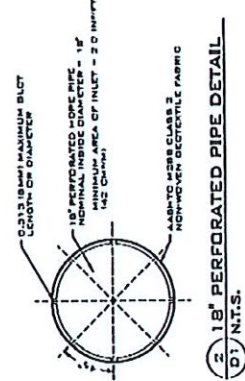
1" = 40'



STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROJECT NO. 12-33-101
 CONTRACT NO. 12-33-101-01
 SHEET NO. 12-33-101-01-101

DETAIL SHEET
 67 AVENUE D
 APALACHICOLA, FLORIDA 32320
 PARCEL ID: 01-095-08W-8330-0016-0010

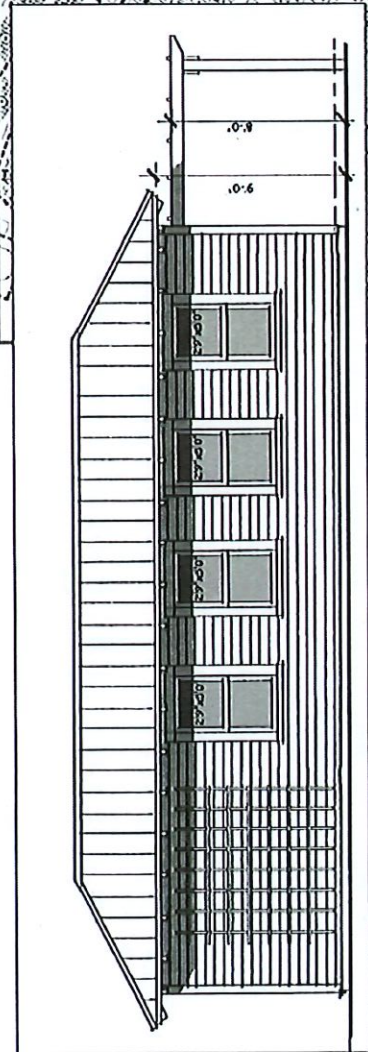
| | |
|---------------------------|------------------|
| PROJECT NUMBER: PARKERING | REV. 01 |
| DESIGNED BY: [REDACTED] | DATE: [REDACTED] |
| CHECKED BY: [REDACTED] | DATE: [REDACTED] |
| DRAWN BY: [REDACTED] | DATE: [REDACTED] |
| APPALACHICOLA, FL 32320 | |
| DATE: 07/23 | D1 |



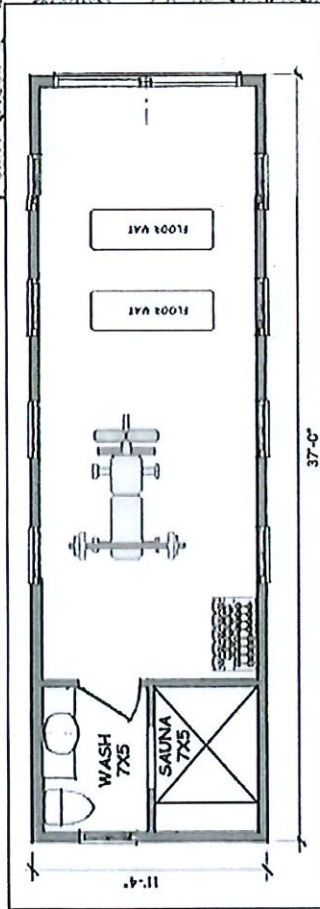
Florida

REVISED DRAWINGS FOR
AUGUST 2022 P&Z

Apalachicola



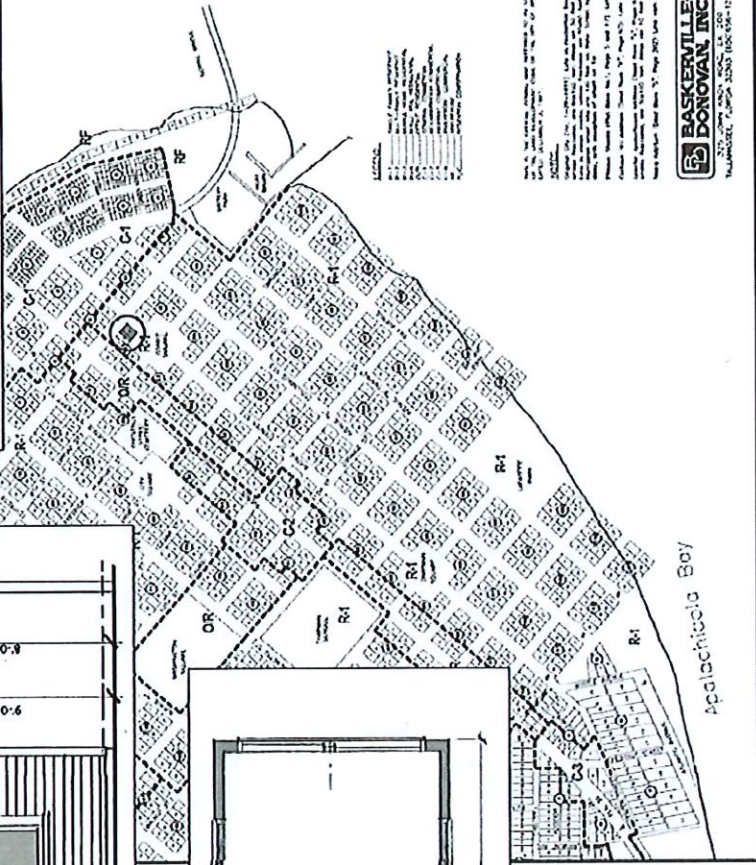
EAST (GARDEN) ELEVATION
SCALE 3/16"



GYMNASIUM FLOOR PLAN
SCALE 3/16"

DRAWING INDEX

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



1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



A1.0

67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

DATE: JULY 2022



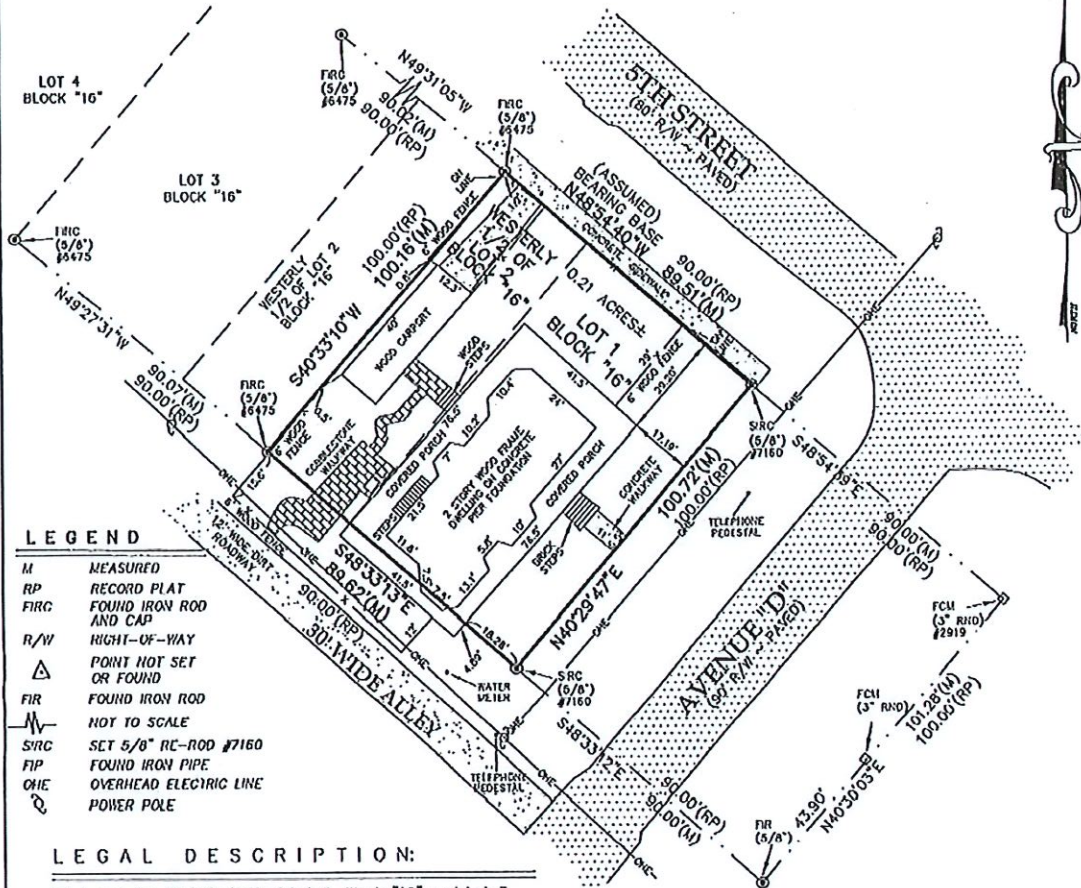
PLAT OF BOUNDARY SURVEY CERTIFIED TO:
STEVEN BARTON ETCHON,

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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" IR-ROD #7160
- FIP FOUND IRON PIPE
- OHE OVERHEAD ELECTRIC LINE
- PO 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: Southwestly 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 ruled 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.

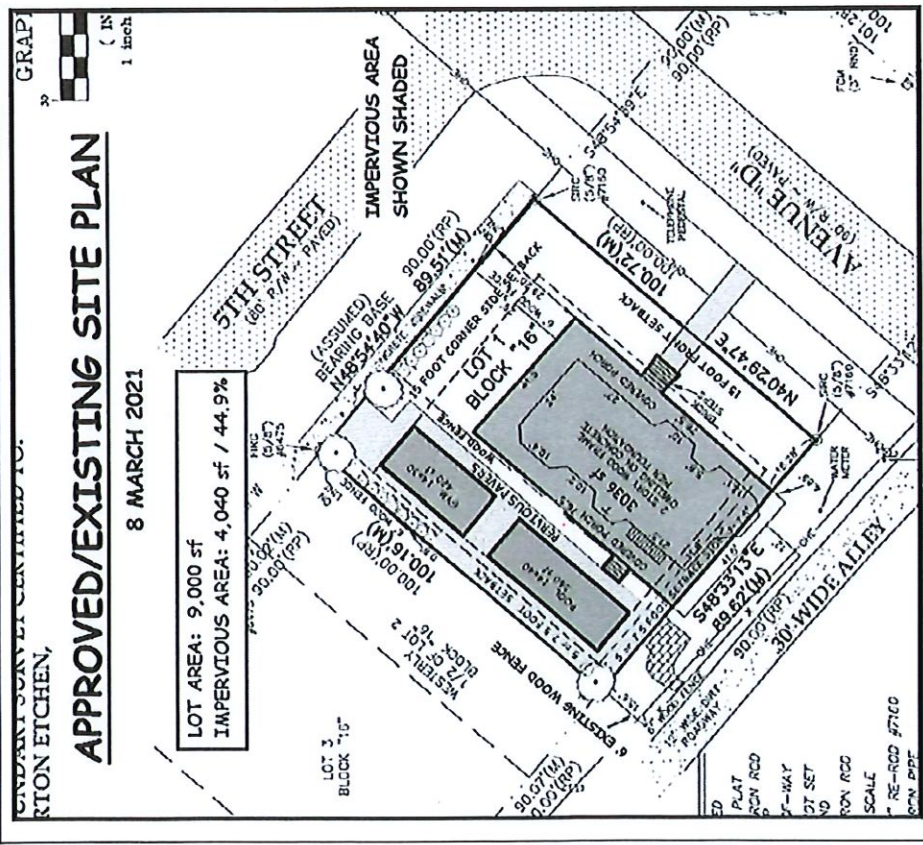
I hereby certify that this survey was performed under my responsible direction and supervision and that the bearings and distances are true and correct to the best of my knowledge and belief. The accuracy of any or all of the above data is not guaranteed by this surveyor and mapper.

The undersigned surveyor has not conducted a current title opinion or search of public records or records of the subject property. It is possible that such records, unrecorded deeds, easements, or other instruments which could affect the boundary have been recorded.

James T. Roddenberry
James T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4281

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 103 • 128 SHELTON STREET • SOPCHOPPY, FLORIDA 32355
PHONE NUMBER: 913-911-7311 FAX NUMBER: 913-913-1033
L#77112

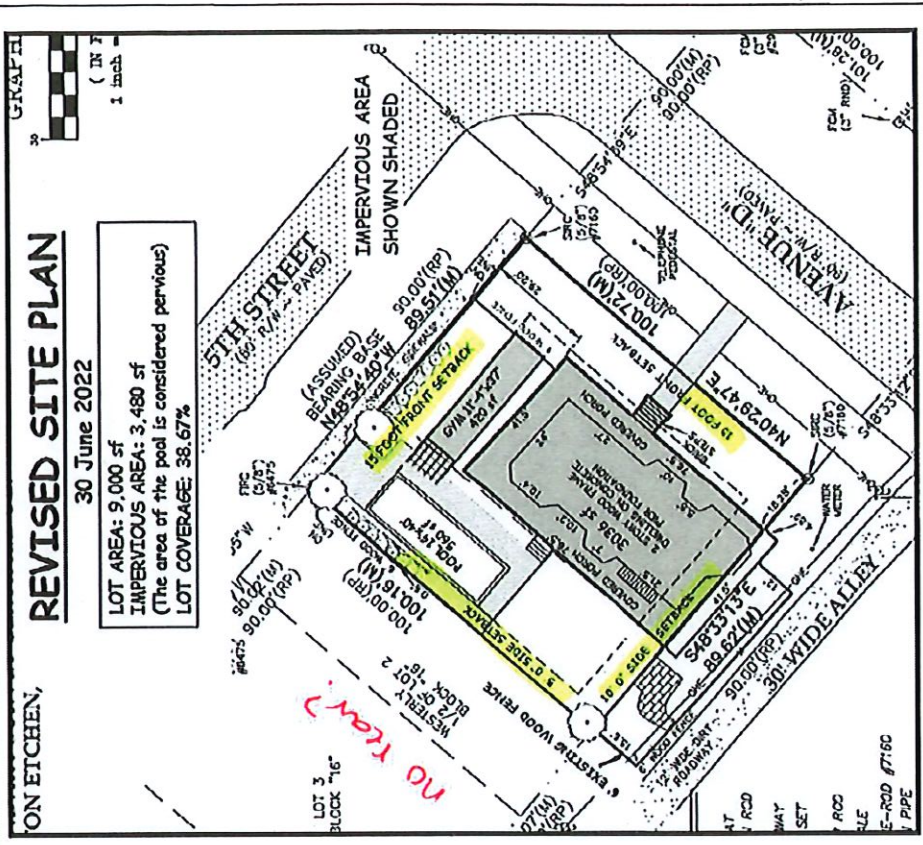
| | | | |
|-----------------|-----------------------------------|--------------------|------------------|
| DATE: 05/09/19 | DRAWN BY: BB | N.B. 616 P. 20 | COUNTY: FRANKLIN |
| FILE: 19292.0WD | DATE OF LAST FIELD WORK: 05/05/19 | JOB NUMBER: 19-292 | |



POOL and GYM UNDER CONSTRUCTION
 SCALE: 1/30'

67 AVE D STEAMBOAT HOUSE / POOLHOUSE
 SCALE: AS SHOWN

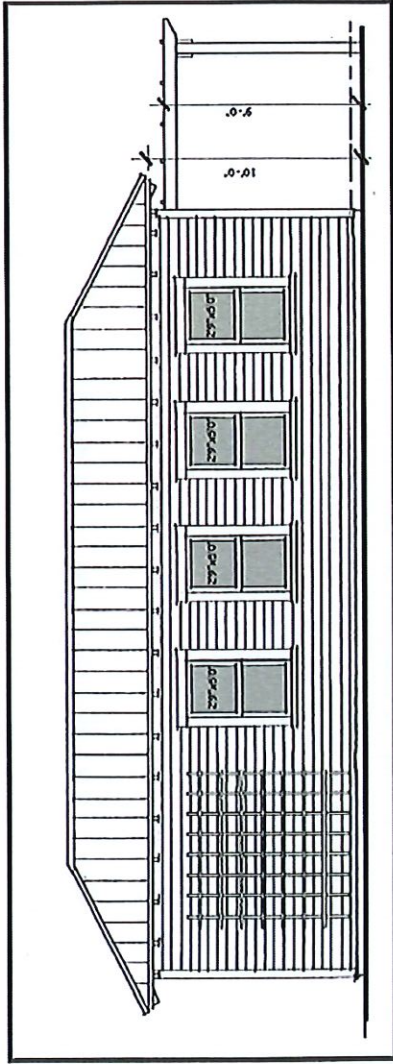
DATE: JULY 2022



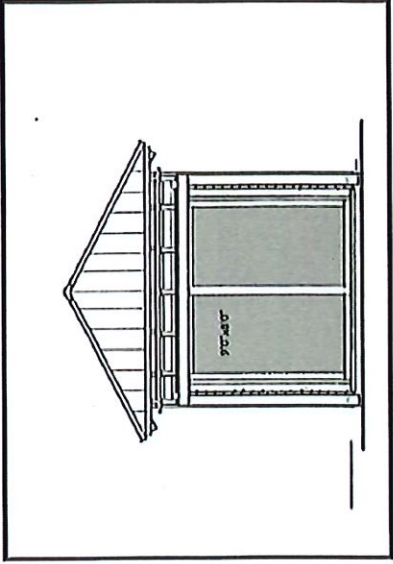
REVISED LOCATIONS
 SCALE: 1/30'

AS.1

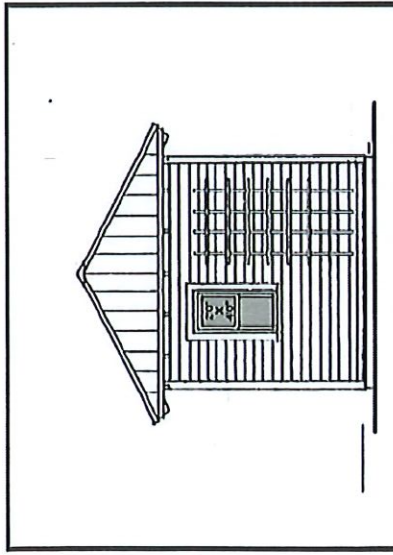




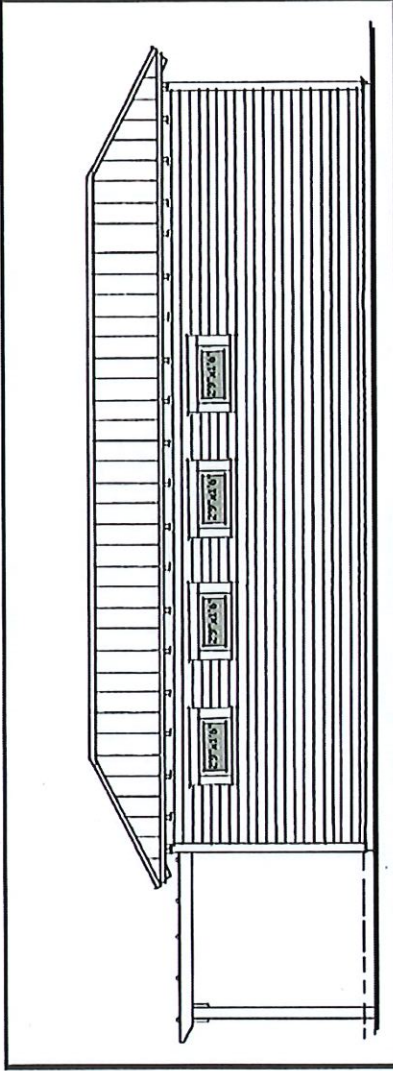
GYMNASIUM EAST
SCALE: 3/16"



GYMNASIUM NORTH
SCALE: 3/16"



GYMNASIUM SOUTH
SCALE: 3/16"



GYMNASIUM WEST
SCALE: 3/16"

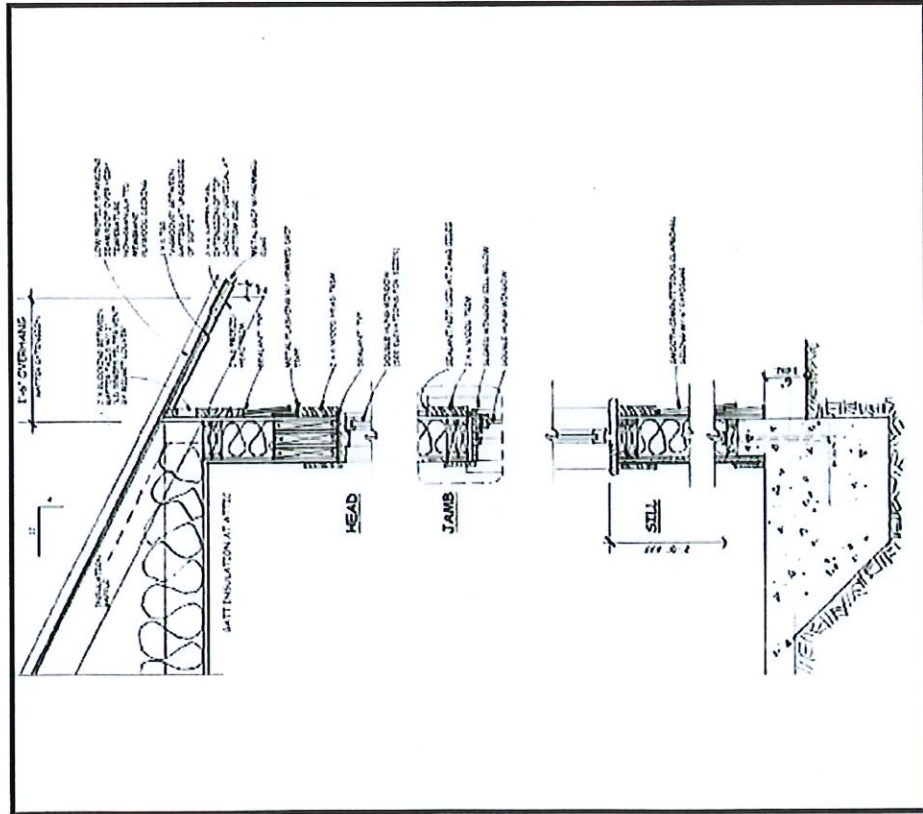
67 AVE D STEAMBOAT HOUSE / POOLHOUSE

SCALE: AS SHOWN

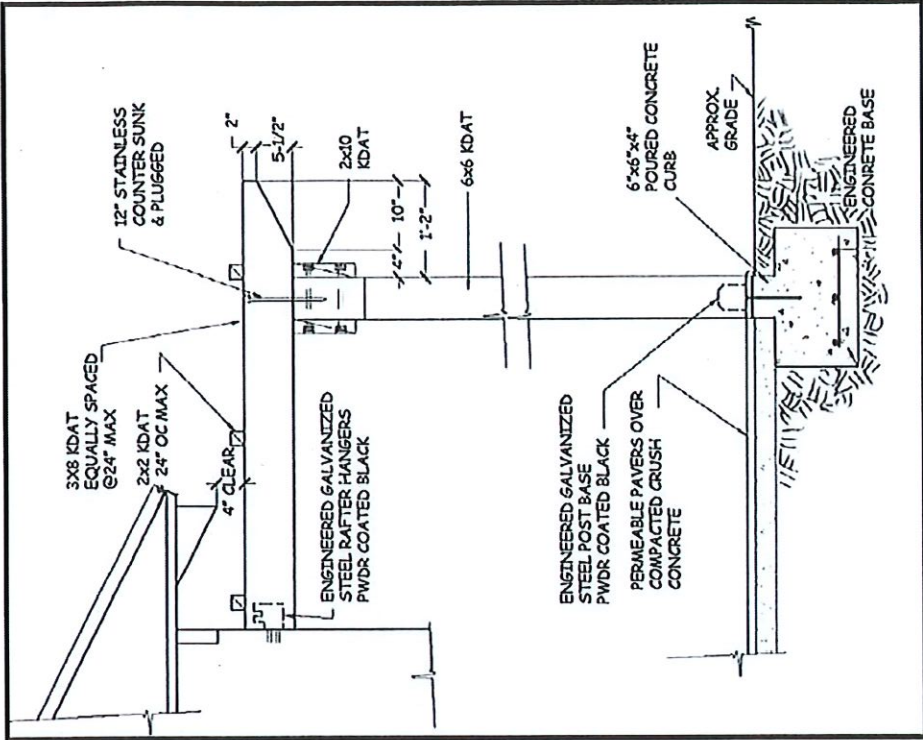
DATE: JULY 2022



A2.1



WALL SECTION
SCALE: 3/4"



PERGOLA DETAIL
SCALE: 3/4"

67 AVE D STEAMBOAT HOUSE / POOLHOUSE

DATE: JULY 2022

SCALE: AS SHOWN

A3.1





94 Bay Avenue
New Construction

* Not to code, will need variance. *

- View design + lot coverage

| CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION | | Official Use Only |
|---|---|---|
| HISTORIC DISTRICT ONLY | | Application # _____ City Representative _____ Date Received _____ |
| OWNER INFORMATION | CONTRACTOR INFORMATION | |
| Owner: <u>Sarah Polow</u> | Contractors Name: <u>Not Determined</u> | |
| Address: <u>PO Box 1394</u> | State License # _____ City License # _____ | |
| City: <u>Chatsworth</u> State: <u>GA</u> Zip: <u>30705</u> | Email Address _____ | |
| Phone: <u>(706) 264-5848</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 type="checkbox"/> Relocation <input type="checkbox"/> Demolition | <input type="checkbox"/> Varco <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____ | |
| PROPERTY INFORMATION: | | |
| Street Address: <u>94 Bay Avenue</u> | City & State: <u>Apalachicola</u> | Zip: <u>32320</u> |
| <input checked="" type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District | Zoning District: <u>R1</u> | |
| Parcel #: <u>01-095-08W-8330-0193-0050</u> | Block(s): <u>193</u> | Lot(s): <u>1-5</u> |
| NEMA Flood Zone/Panel #: <u>VE 15 / AE 13</u> (For AE, AO, AH or VE Please complete attached Flood Application) | | |
| OFFICIAL USE ONLY | | |
| Setback requirement of Property: <u>CORNER LOT</u> ✓ | 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. | |
| Front: <u>15</u> Rear: <u>5</u> Side: <u>15&5</u> Lot Coverage: <u>40%</u> | Certificate of Appropriateness Approval | |
| Water Available: <u>yes</u> Sewer Available: <u>yes</u> Taps Paid: _____ | _____ | |
| This is a corner lot and has special setback requirements | 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
 brobins@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 is a 2 story house on piers above flood level along Bay Ave.
 The house is designed to fit the historic nature of the area without copying older types. The scale and Architecture are meant to recall "Old Florida Coastal" homes.
 We use cedar (or Hardi) shingle siding, and a metal roof.
 The scale fits the other houses in the area.**

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|-------------------------------|--------------------|-----------------------------------|-----------------------|
| Siding SHINGLES | HARDI | CEDAR OR CEMENTITIOUS SIDING | |
| Doors YES | — TBD | PROBABLY VINYL | |
| Windows YES | — TBD | VINYL | |
| Roofing METAL | TBD | LOW PROFILE GALVALUME | |
| Trim | KDAT. WD | WOOD | |
| Foundation PILES | | PILES TO HOLD ABOVE FLOOD ZONE | |
| Shutters NA | — | | |
| Porch/Deck YES | KDAT. 3RD LEVEL | TYPICAL WOOD DECK | |
| Fencing IN WOOD | — TBD | VERTICAL 2X10 W/ 1" SPACES | |
| Driveways/Sidewalks GRAVEL | — | SMALL DIA. GRAVEL DRIVEWAYS | |
| Other | | | |

CERTIFICATION

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

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

22 July 2022
DATE

J. Cora For Ms. Polow
SIGNATURE OF APPLICANT

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 ___ Polo Barn
 ___ Temp Pole ___ Demolition ___ Other _____
 ___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 3'-0" Rear 1'-0" L. Side 5'-0"
 R. Side 5'-0"
 Cost of Construction \$ 400/SF . EST. Square Footage 2268 SF. H.C
 RPI _____ Flood Zone VE 15 Lowest Floor Elevation 12' ABOVE GRADE
 Area Heated/Cooled 2268 SF # OF Stories 2 OVER 1 # OF Units 1
 Type of Roof METAL Type of Walls SHINGLES Type of Floor WOOD
 Extreme Dimensions of: Length 53'-6" Height 34'-0" Width 32'-6"

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 DBBD 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] 22 July 22
 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)

LEGAL DESCRIPTION:
 Lot 5 Block 193, of the CITY of APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 SARAH POLOW and MARK HEDDT

HOUSE FOR SARAH POLOW
 94 BAY AVENUE
 PALACH, FL 32320

CONTENTS:

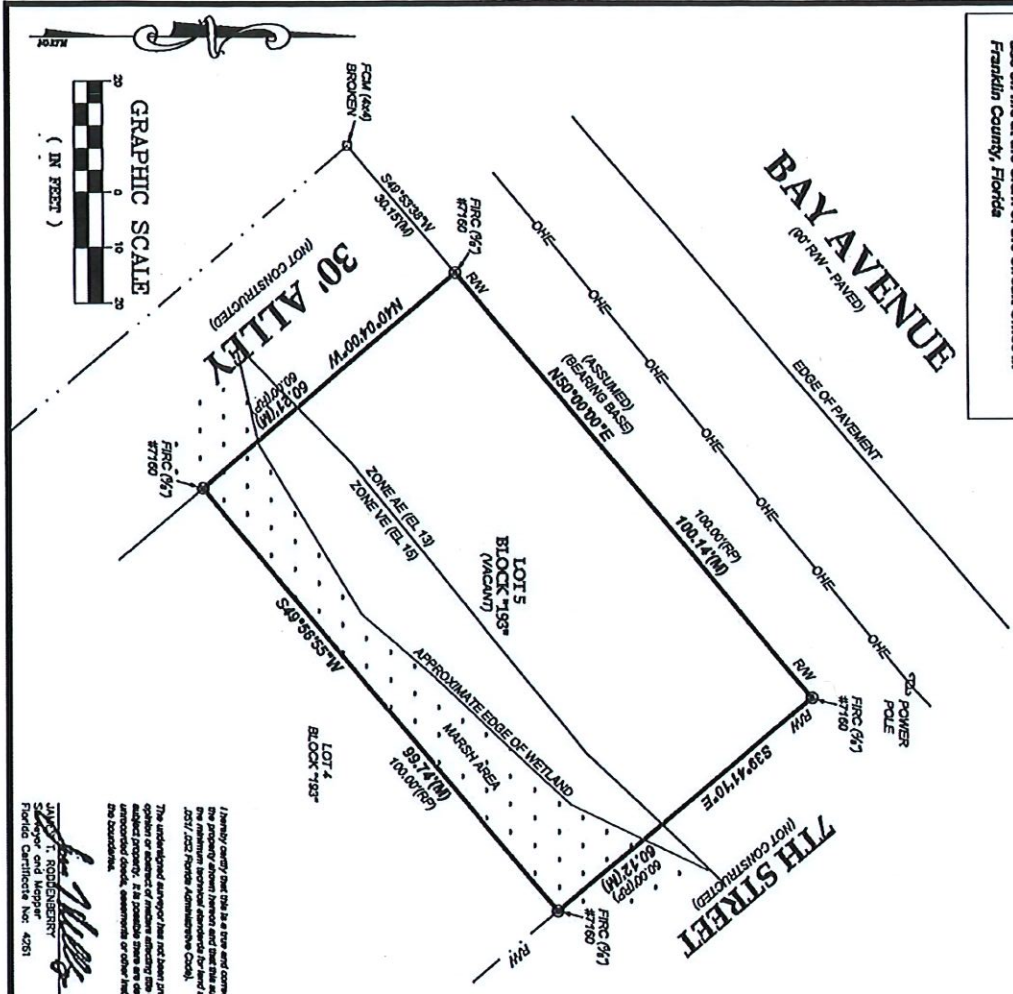
- COVER / SURVEY (NTS)
- SURVEY
- A0.2 HOUSE SITE PLAN
- A1.1 GROUND LEVEL
- A1.2 PLAN LEVEL 1
- A1.3 THIRD LEVEL
- A2.1 GULF SIDE ELEVATION
- A2.2 WEST ELEVATION
- A2.3 BAY AVE. ELEVATION
- A2.4 EAST SIDE ELEVATION

LOT COVERAGE

| | |
|-------------------|------------------|
| PROPERTY LOT AREA | 30,000 SF |
| HOUSE | 2,060 SF |
| POOL | 308 SF |
| TOTAL | 2,368 SF / 7.9% |
| TOTAL LOT 5 | 6,000 SF / 39.5% |

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of Bay Avenue having an assumed bearing of North 50 degrees 00 minutes 00 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than those 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 sealed seal of a Florida licensed surveyor and mapper.



I hereby certify that this is a true and correct representation of the premises hereon delineated by said surveyor (Chapter 54-17, 2871, 2872 Florida Administrative Code).

The undersigned surveyor has not been provided a current title insurance policy, and it is possible there are errors of record, unrecorded claims, easements or other instruments which could affect the boundaries.

[Signature]
 TERRYMAN RODDENBERRY
 Florida Certificate No. 4261



FLOOD ZONE INFORMATION

Subject property is located in Zone "AE" (EL. 13 and Zone "VE" (EL. 19) as per Flood Insurance Rate Map Community Panel No. 12050 0228F. Issue date: February 6, 2014, Franklin County, Florida.

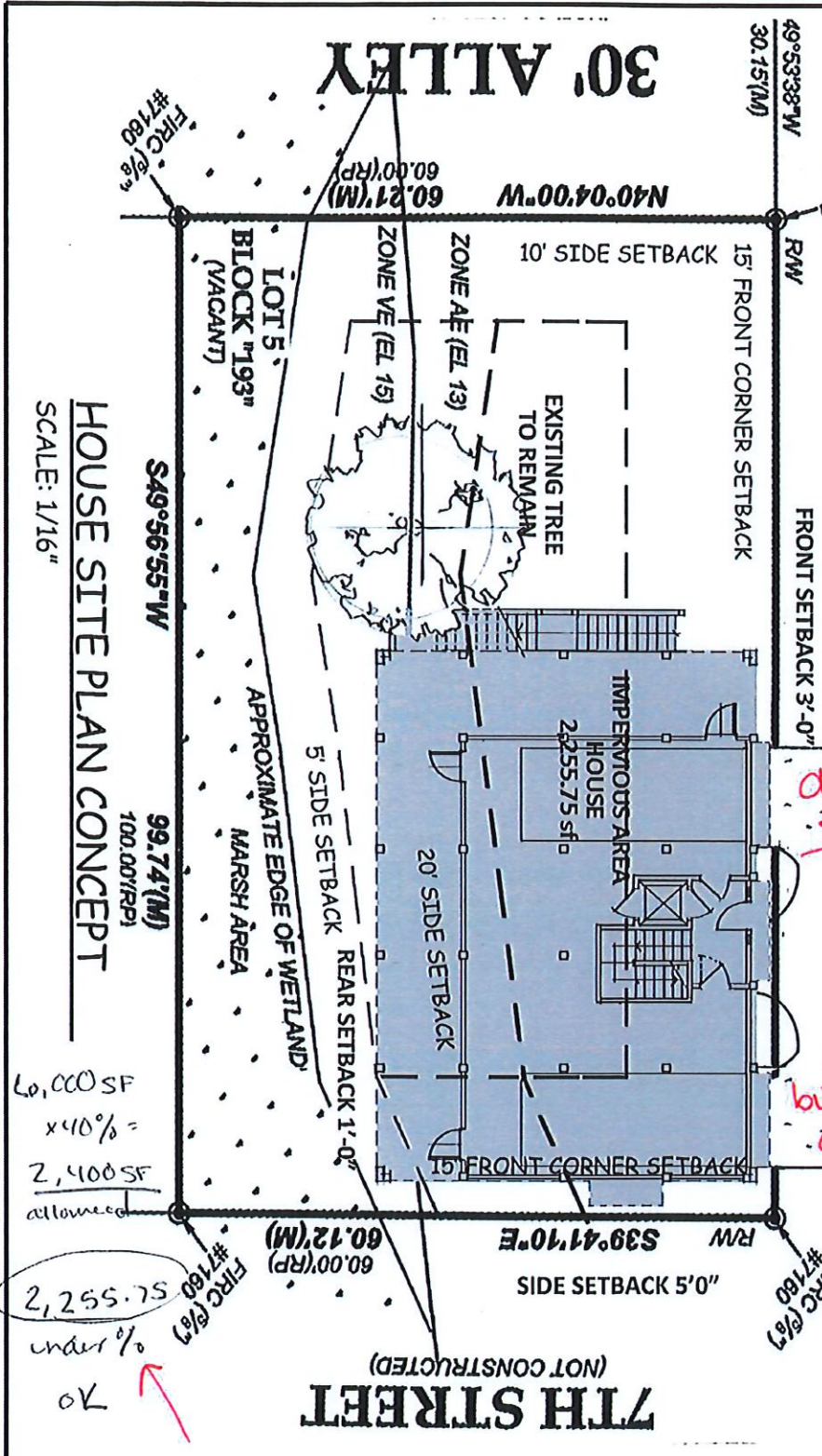
TR & A
 TERRYMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 200 • 225 SEBASTIAN STREET • MONTECARY, FLORIDA 32058
 PHONE: 904.241.1414 FAX: 904.241.1415

| | | |
|------------------------|-----------------------------------|------------------|
| DATE: 08/07/22 | DRAWN BY: MMD | CHECKED BY: JCB |
| FILE NUMBER: 22-000025 | DATE OF LAST FIELD WORK: 08/05/22 | COUNTY: Franklin |

BAY AVENUE

EDGE OF PAVEMENT

LOT 5 AREA: 6,000 sf
 IMPERVIOUS AREA: 2,255 sf / 37.5%
 PROPERTY
 BLOCK "193" AREA: 30,000 sf
 IMPERVIOUS AREA: 2,255 sf / 7.5%



HOUSE SITE PLAN CONCEPT
 SCALE: 1/16"

doesn't meet setbacks.

corner lot, but street not constructed.

6,000 SF
 x 40% =
 2,400 SF
 allowed

2,255.75 SF
 under 40%
 OK

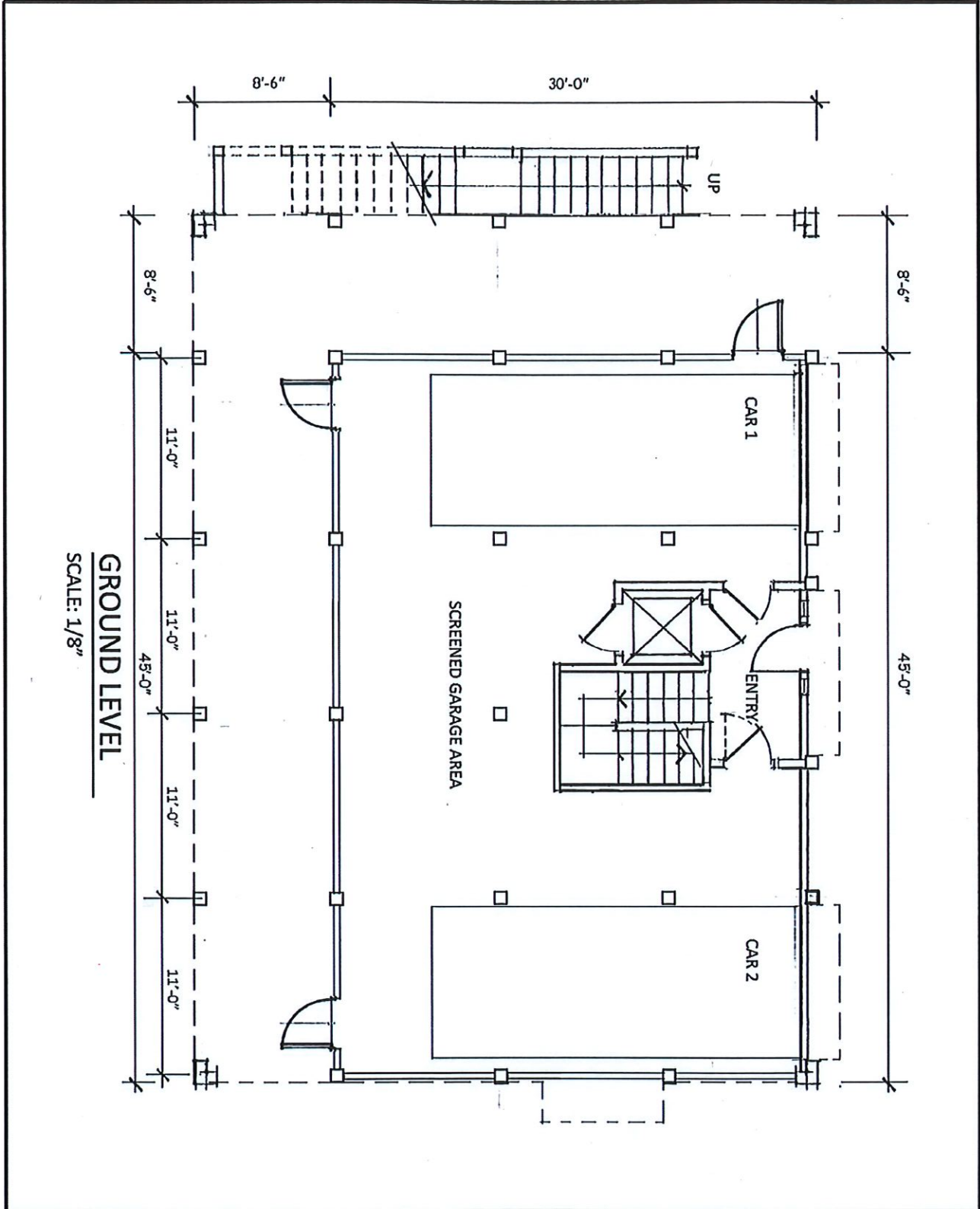
7TH STREET
 (NOT CONSTRUCTED)

george coon inc
 (850) 227 6898

residential . planning . design

Project: POLOW
 number:
 date: 22 JULY 2022

A0.2



george coon inc

(850) 227 6898

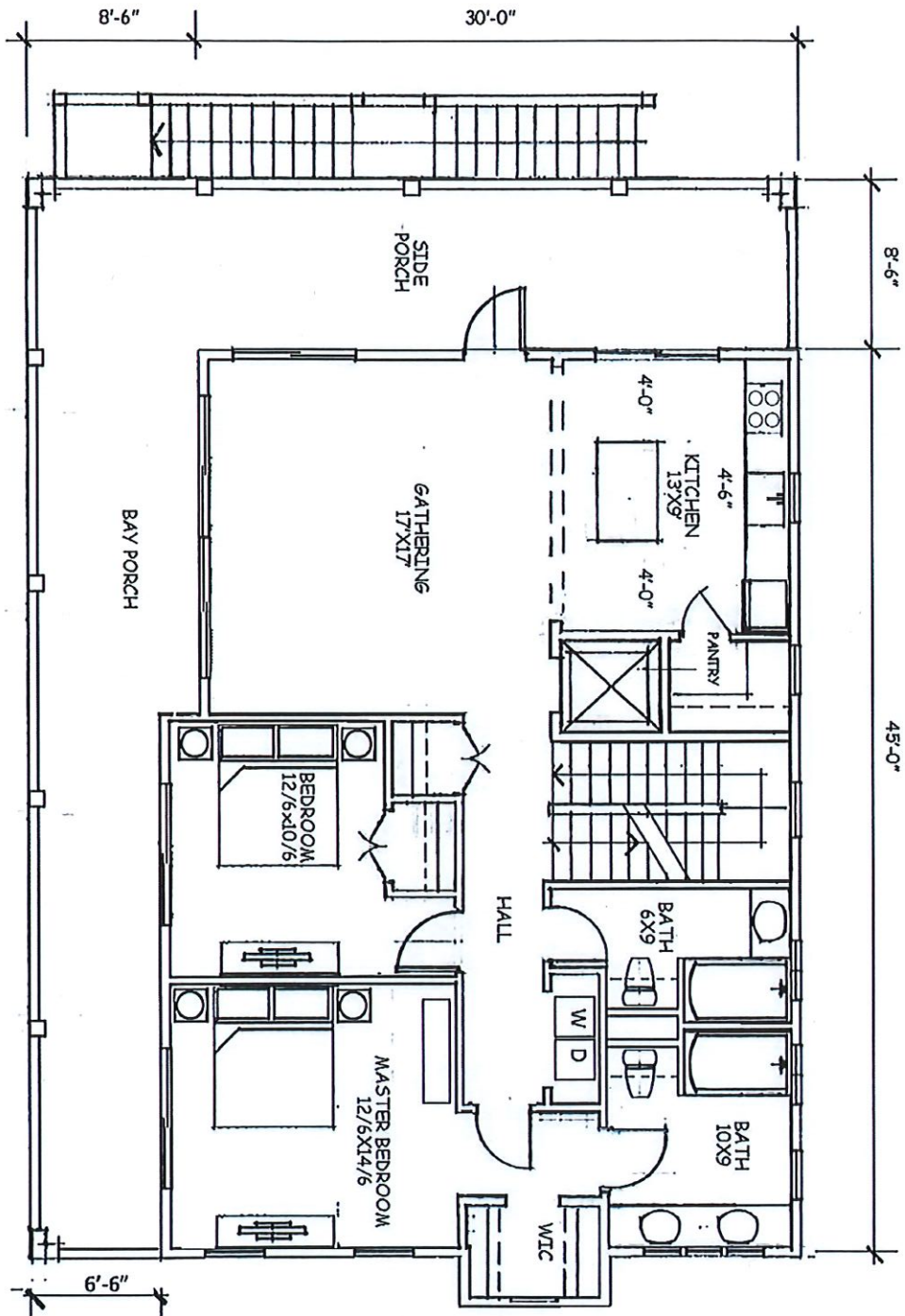
residential . planning . design

project POLOW

number

date: 22 JULY 2022

A1.1



PLAN LEVEL 1
SCALE: 1/8"

george coon inc

(850) 227 6898

residential . planning . design

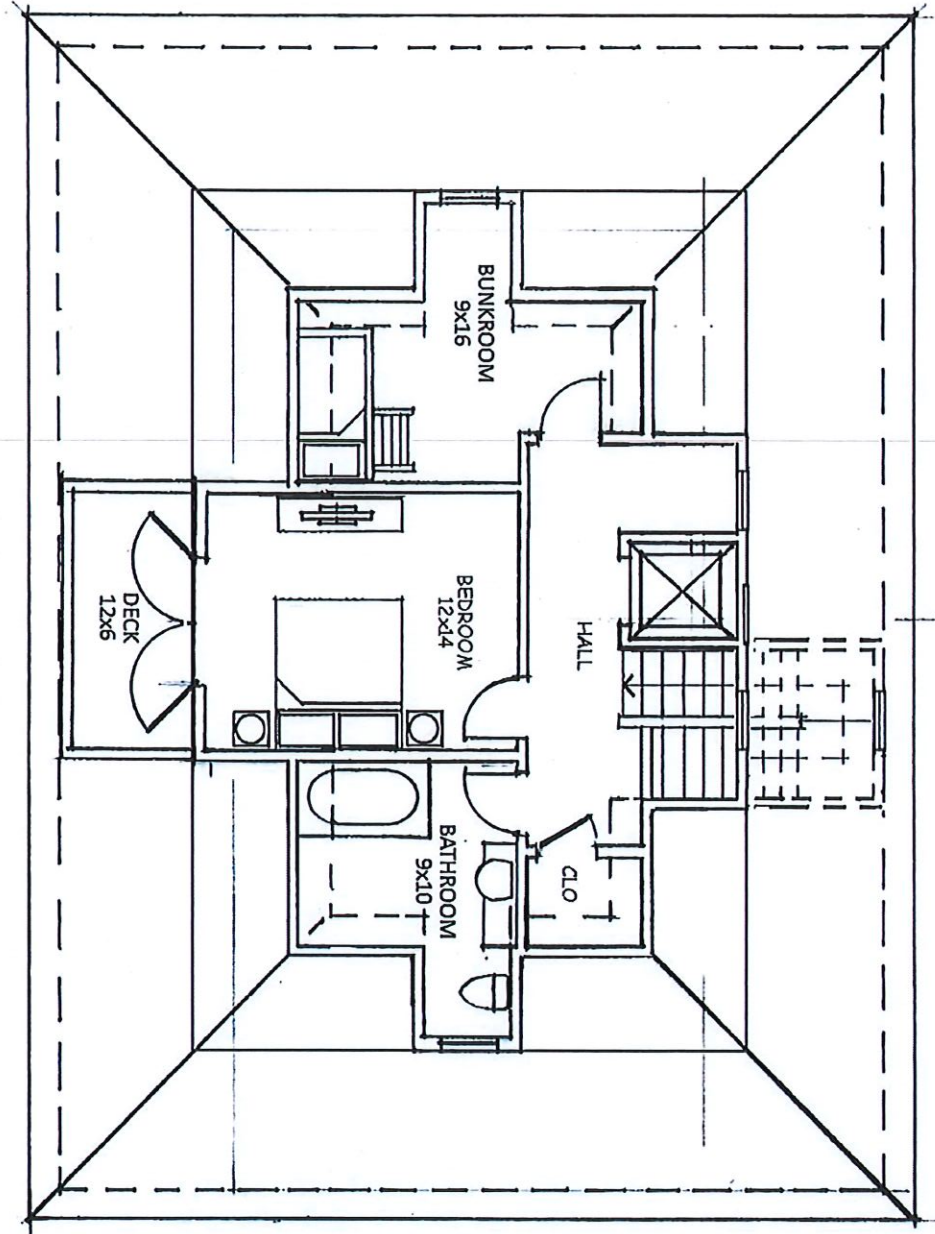
project: POLOW

number:

date: 22 JULY 2022

A1.2

THIRD LEVEL
SCALE: 1/8"



george coon inc

(850) 227 6898

residential . planning . design

project POLOW

number

date: 22 JULY 2022

A1.3



GULF SIDE ELEVATION
SCALE: 1/8"

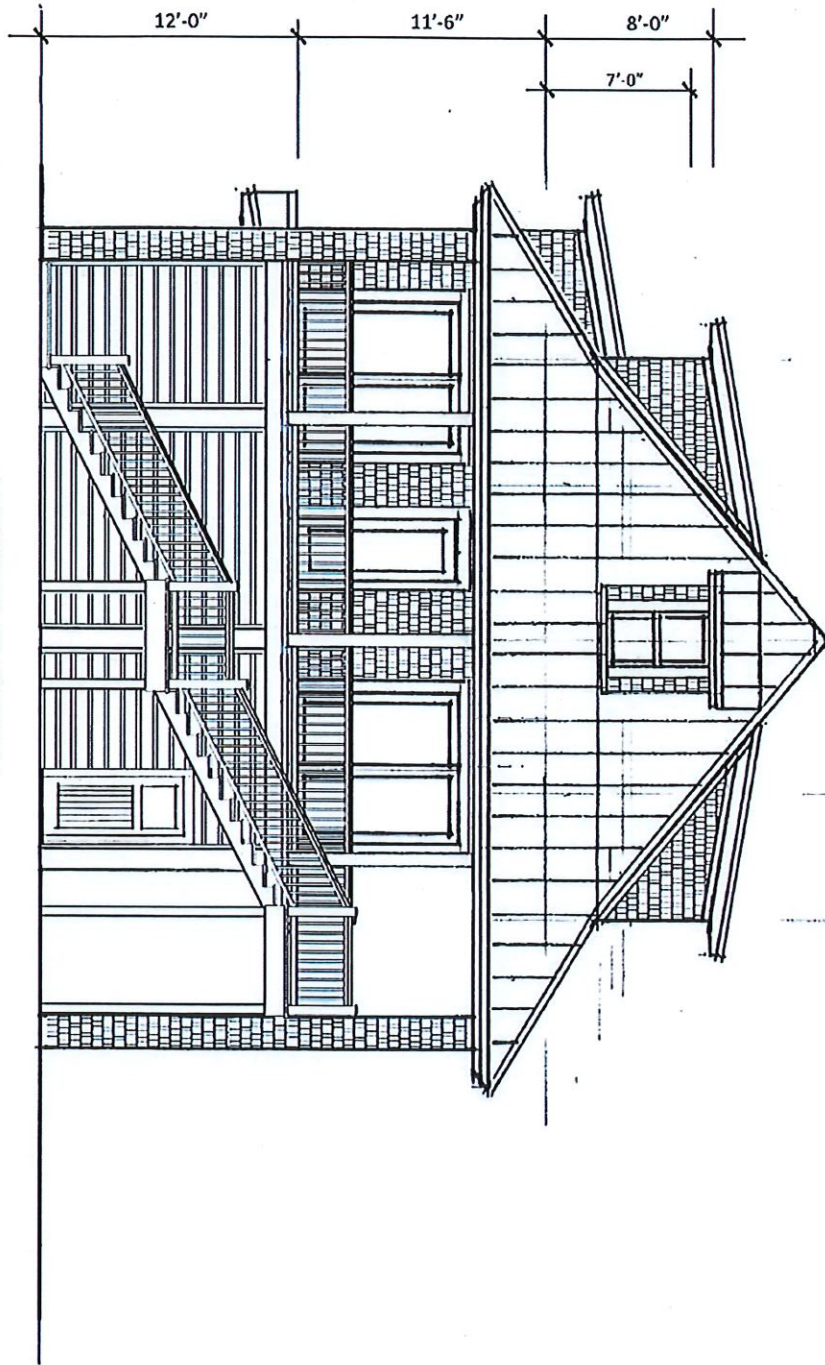
george coon inc
(850) 227 6898

residential . planning . design

| |
|--------------------|
| project: POLOW |
| number: |
| date: 22 JULY 2022 |

A2.1

WEST ELEVATION
SCALE: 1/8"



george coon inc

(850) 227 6898

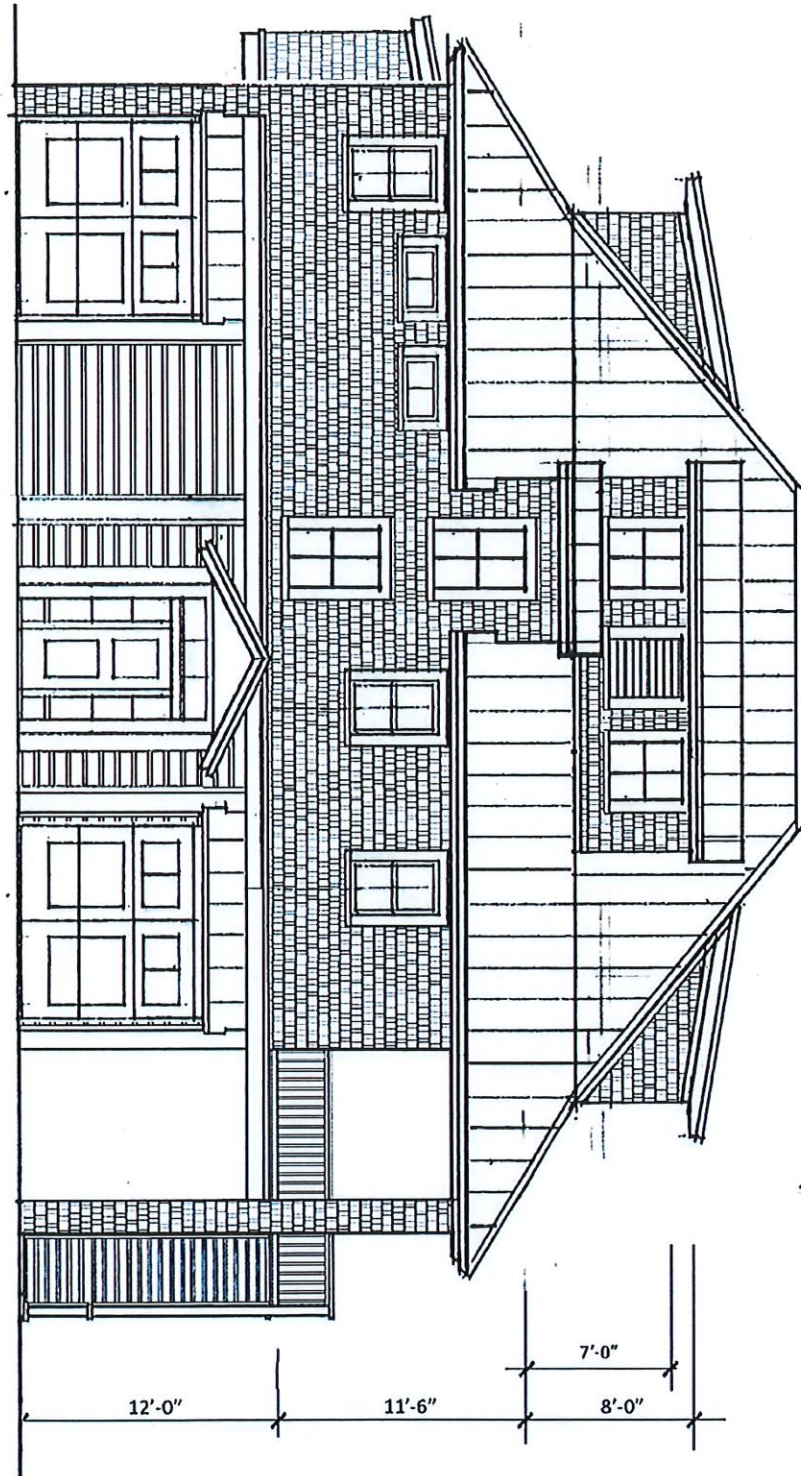
residential . planning . design

project POLOW

number

date: 22 JULY 2022

A2.2



BAY AVE. ELEVATION
SCALE: 1/8"

george coon inc
(850) 227 6898

residential . planning . design

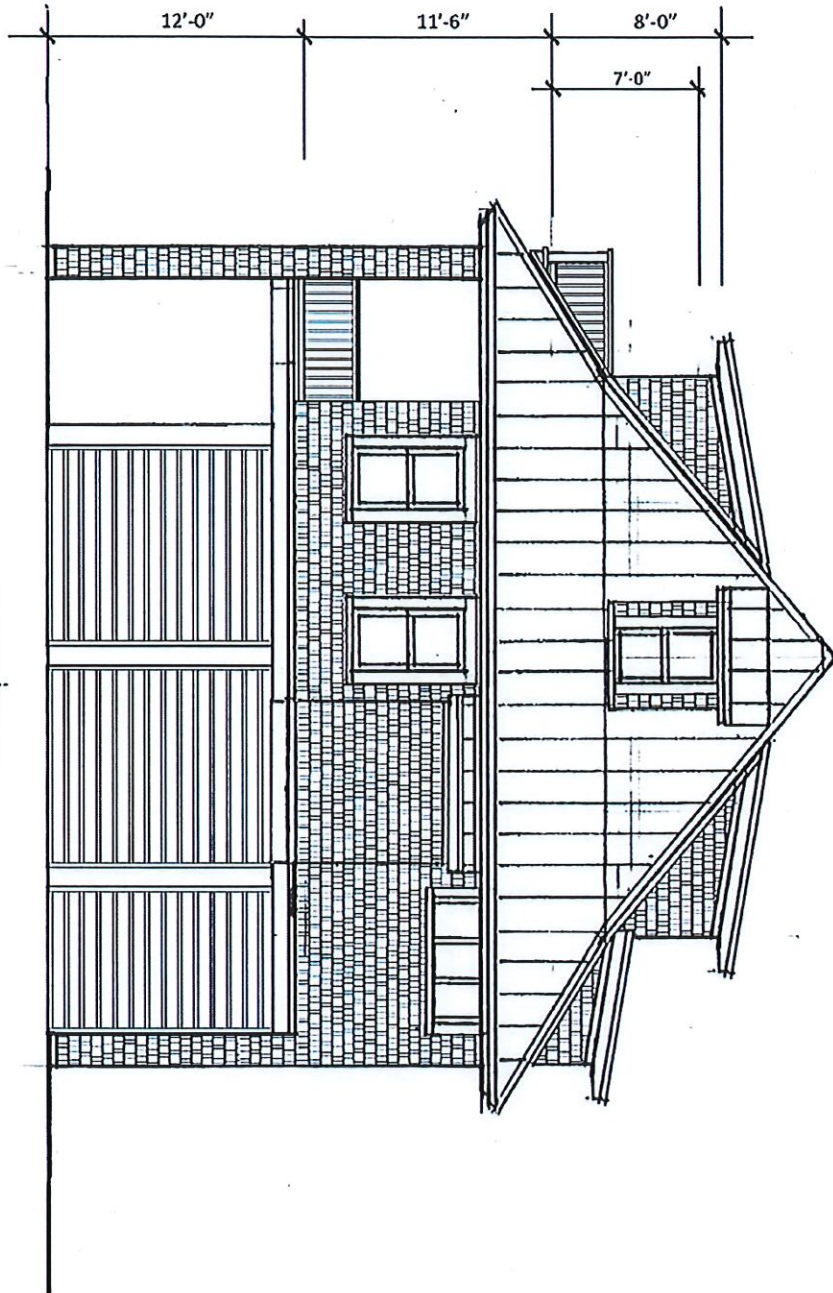
project: POLOW

number:

date: 22 JULY 2022

A2.3

EAST SIDE
SCALE: 1/8"



george coon inc

(850) 227 6898

residential . planning . design

project: POLOW

number:

date: 22 JULY 2022

A2.4



119 Water Street (TBD)

Demolition/Renovation/New Construction –
Marina & Restaurant

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION / AGENT

Owner APALACH TRADING COMPANY LLC
 Address 2812 AGNES SCOTT DR
 City PANAMA CITY State FL Zip 323
 Phone (850) 210 9257 ^{c/o} DREW ROBERTSON

Contractors Name DAN GARLICK
 State License # _____ City License # _____
 Email Address DAN @ GARLICKENV.COM
 Phone (850) 899 5252

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: 119 WATER STREET ET AL City & State APALACHICOLA Zip 32370
 Historic District Non-Historic District Zoning District RF ^{Wharf lots:} 13, 14, 16, 11, 15
 Parcel # SEE ATTACHED ✓ Block(s) _____ Lot(s) _____
 FEMA Flood Zone/Panel # VE13 SEE ATTACHED (attached)

OFFICIAL USE ONLY

Setback requirement of Property:
 Front 0 (water) ^{50% imp.} Rear 10' Side 5' Lot Coverage: 80%
 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.

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).

- NEW CONSTRUCTION OF A RESTAURANT, MARINA AND SUPPORT FACILITIES INCLUDING BOARDWALKS
- RENOVATION OF EXISTING MARINA BUILDING AND SUPPORT FACILITIES
- DEMOLITION OF EXISTING BUILDINGS IN DIS REPAIR
- PARKING AND GREEN SPACE
- SEE ATTACHED COVER LETTER FOR MORE DETAIL.

| Project Scope | Manufacturer | Product Description | FL Product Approval # |
|---------------------|---------------|---------------------|-----------------------|
| Siding | WOOD | | |
| | CYPRESS | | |
| Doors | WOOD | | |
| | CYPRESS | | |
| Windows | | | |
| | | | |
| Roofing | STANDING SEAM | | |
| | METAL | | |
| Trim | WOOD | | |
| | | | |
| Foundation | PILE | | |
| | SUPPORTED | | |
| Shutters | WOOD IF | | |
| | NECESSARY | | |
| Porch/Deck | WOOD | | |
| | | | |
| Fencing | N/A | | |
| | | | |
| Driveways/Sidewalks | WOOD | | |
| | | | |
| Other | OSTER SIDE | | |
| | PARKING | | |



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



Date: July 22, 2022

To: Bree Robinson / City of Apalachicola

To: Drew Robertson WSIP

From: Dan Garlick 

Re; Preliminary Commercial Site Plan/ Certificate of Appropriateness
ATC Boss Oyster Restaurant, Marina and Ships Chandler

Thanks for assisting us with the review of the proposed development. Below is a series of items that should enable evaluation of our request.

Introduction

The project site is located along Water Street containing Wharf Lots 11-16. Lots 11 and 12 are separated by the City's Leslie Street Right of Way (ROW). All of the lots and the ROW terminate and are adjacent to the water's edge of the Apalachicola River.

The project site is zoned Riverfront District (RF) allowing for several principle and special condition uses while several other city land development regulations govern the project site.

The Apalachicola River has many historic and current uses including decades of marine transportation. The river has served as the city's gateway to the river's extensive Intracoastal Waterway. The river has been the subject of the city's working waterfront which has undergone many transitions from cotton, timber, seafood and other commercial endeavors. Currently, the waterfront gradually is servicing a mix of active seafood interests and tourist recreational facilities. Unfortunately, many properties have not contributed to the city's welfare which includes most of these parcels.

Current Conditions of the Project Site

The current condition of the project site consists of the remnants of the former Boss Oyster-Caroline's Restaurant and Hotel. The buildings exist in substantial disrepair and have been rapidly deteriorating following the Hurricane Michael event. As well, remaining marina

P.O. BOX 385
APALACHICOLA, FL 32329-0385
(850) 653-8899
FAX (850) 653-9656
garlick@garlickenv.com

infrastructure continues to fall into hazardous disrepair. The Carolines parking lot continues to exist. Most of the Caroline's buildings still occur over the river's water edge as well as a gazebo which was converted long ago from a boat house. Most to the pilings are in some form of decay.

On Wharf Lot 11 and 12, a substantial fueling facility, including fuel towers, were substantially destroyed by the same hurricane. All of the fueling apparatus has been removed. The current marina store and office remains substantially intact but not in current use.

The City Street end remains undeveloped consisting of oyster shell and grass to the water's edge. A current aerial illustrates the lot cover of each area which equates to an estimated 90% on Wharf lot 16 while the cover of Wharf Lots 13-15 is close to 90% impervious while lot 11 and 12 is about 50%.

Our initial steps will include demolition of all of the structures and removal of debris from the site. Our intent is to salvage any materials that can be recycled back into the structure. Thereafter,, the marina and restaurant will be completed through phased development.

The Proposed Improvements

The intent of the facility is to provide a full service marina and support marina including fueling services. As well, public facilities are proposed to be incorporated into the building plan described later in this text. Overall, the design is expected to open up the riverfront with a viable commercial project that also serves the public; substantially improving the area over the past uses.

Generally, the owner proposes to reconstruct the restaurant, marina and marina store to today's standards and land development code. The conceptual end result will be a newly constructed restaurant building compatible with the city's historic district, retaining the iconic Boss Oyster moniker while meeting the City's code with some minor exceptions. Also, authorizations for the NFWMD for stormwater management, the FEMA regulations for flood and storm protection, and the FDEP and USACE standards for authorization of the 76 slip marina, as illustrated, are well underway.

- plans say lot for parking regs.



We also seek approval to retrofit the City's ROW along Leslie and Water Street to improve parking for the proposal and the general public. The further intent is to incorporate a public boardwalk along the riverfront for pedestrian access from the ROW parking area. This is an offer which has been on the City's quest for decades. ✓

Environmental Assurances have already been completed including water quality protection, no harmful navigational impediments, protection of seagrasses and listed threatened species and other factors. Sewage pump out facilities will be provided to the boating public, fuel spill prevention equipment and skilled management will be located directly onsite. ✓

all required, + hurricane plan approved by Emergency Management + Building Inspector.

Master Site Plan

Attached is the Master Plan offered for conceptual approval by the Board. As well, a rendering of the proposed restaurant is attached.

Prior to any work beginning, the goal is to inform the public of the owner's intent by public hearing which will include the Planning and Zoning Presentation as well securing authorization

from the NFWFMD for the stormwater management plan and facility, the FDEP and the USACE authorization for the marina facility. All of these tasks are being concurrently processed. ✓

The project includes an 11,222 sq ft restaurant of which just under 8166 sq ft will be the building proper with the remainder in open deck. The Marina store will be proposed to be used with little need to renovate the exterior. The parking area will be significantly renovated by using oyster shell wherever possible. The buildings will be in pilings to meet the FEMA codes. Essentially, one building is proposed which has a length of 110 ft. since the wharf lots in full span about 380 linear ft, less than 30% of the riverfront is expected to be blocked from Water Street. ✓

To meet the city impervious lot cover requirements, the 50% impervious area has been reduced substantially below the current impervious area. As well, the use of oyster shell has been the main factor in meeting this threshold as well as minimizing the stormwater runoff issue.

Essentially the proposal attached is provided that is expected to meet the code requirements for most of the elements needed in the RF District.

Public Interest

As mentioned above, the concept is to open up the public visibility of the waterfront by minimizing the extent of the building. As well, part of the project infrastructure is to renovate the public parking along Water Street and add more parking along Leslie Street. A boardwalk is proposed along the riverfront side of the restaurant and will be open to the public. It has been the City's desire for a riverfront walk for decades and this will add to the overall concept of making that vision real. ✓ yes!

Outstanding Issues

As noted on our support documents, 134 parking spaces are the standard for the facility proposed. This includes the ADA parking, restaurant, marina facilities and staff parking.

The marina, in itself, requires 76 parking spaces which appears excessive, considering that about 50% of the boat slips will be transient which basically means that those boats will not have a vehicle. We would require a relief of that parking criteria which we are 24 spots short or 17%. If there is no recourse for the parking discretion, then we may delete some boat slips until the parking deficiency is mitigated.

Additionally, the proposed fueling facilities proposed apparently requires a special exception which we would like the Board to entertain at some point where we believe it needs to be advertised. Fuel has occurred on the site as recent as 2018 and would be a significant asset to the boating public. As indicated before, the fueling infrastructure will be administered by a distributor and will have to meet the provisions of the FDEP guidelines for authorization of waterfront fueling. ✓

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

07/22/22

SIGNATURE OF APPLICANT

W. Hartwick AGENT
FOR THE OWNER

**CITY OF APALACHICOLA
APPLICATION FOR BUILDING PERMIT
GENERAL, RENOVATION OR NEW CONSTRUCTION**

Applicant Name: APALACHICOLA TRADING COMPANY LLC

Mailing Address: 2812 AGNES SCOTT DRIVE %DREW ROBERTSON

Telephone: Home _____ Business 8502109257 Cell _____

Contractor Name: AGEPT - DAN GARLICK

Telephone: 3508995252 State Contractor's #: _____
City License #: _____ County Registration #: _____

Property to be Renovated: Residential _____ Commercial _____ Use _____

Property Address: RAINBOW MOTEL / BOSS OYSTER / 119 WATER ST

Legal Description: Lot(s) SEE ATTACHED Block(s) _____

Subdivision: _____ Property Dimensions: _____

Property Zoning Classification: RF Fema Flood Zone/Panel #: SEE ATTACHED

Description of Development: NEW COMMERCIAL AND RENOVATION
SEE ATTACHED COVER LETTER

For New Construction and Exterior Renovations to Existing Structure - Complete Next Page

Applicant Signature _____ City Representative _____ Date Received _____

Office Use Only 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.

Setback Requirement of Property: Front: _____ Rear: 10 Side: _____
(Setbacks must be indicated on site plan attached to construction plans for new construction.)

Maximum Lot Coverage Meets Zoning Code: _____

Water Available _____ Sewer Available _____
Taps Paid _____

Certificate of Appropriateness Approved: _____
Chairman, Apalachicola Planning & Zoning Board

OR

Approval for Permit Issuance: _____
City Representative _____ Date Approved _____

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: APALACHICOLA TRADING Email: _____

ADDRESS: 2812 AGNES SCOTT DR

CITY, STATE & ZIP CODE: PANAMA CITY FL PHONE # 850 210 9257

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____ Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: _____

PURPOSE OF PERMIT: _____

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

PROPERTY PARCEL ID # SEE ATTACHED

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED

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

BONDING COMPANY: APALACHICOLA TRADING COMPANY

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: EDGEWATER

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:

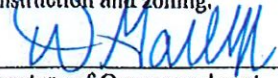
Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Roof Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. RENOVATION SEE COVER LETTER

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



 Signature of Owner or Agent Date

 Signature of Contractor Date

 Notary as to Owner or Agent
 Date: _____

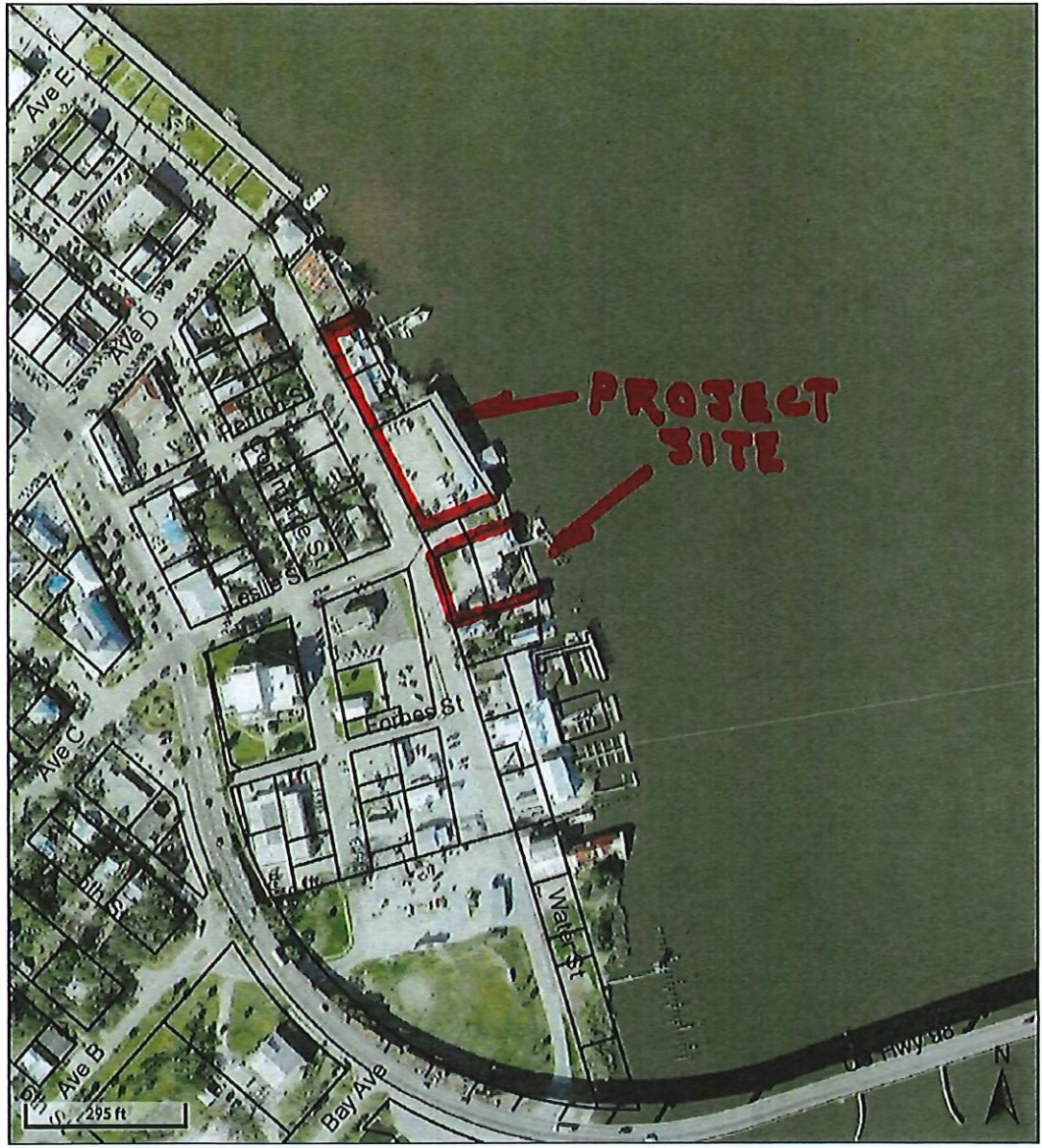
 Notary as to Contractor
 Date: _____

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)



- Legend
- Parcels
 - Roads
 - City Labels

Date created: 7/21/2022
Last Data Uploaded: 7/21/2022 8:18:50 AM

Developed by  Schneider
GEO SPATIAL



- Legend**
-  Parcels
 -  Roads
 -  City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------------|
| Parcel ID | 01-095-08W-8330-0000-0130 | Alternate ID | 08W09501833000000130 | Owner Address | APALACHICOLA TRADING CO LLC |
| Sec/Twp/Rng | 1-9S-8W | Class | HOTELS AND MOTELS | | 2812 AGNES SCOTT DRIVE |
| Property Address | RAINBOW MOTEL & CAROLINES RESTAURANT | Acreage | 0.191 | | PANAMA CITY, FL 32405 |
| District | 3 | | | | |
| Brief Tax Description | WHARF LOTS 13-14 OR 109 <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 7/22/2022
 Last Data Uploaded: 7/22/2022 8:44:51 AM

Developed by  **Schneider**
 GEOSPATIAL



- Legend
-  Parcels
 -  Roads
 -  City Labels

| | | | | | |
|-----------------------|--|--------------|----------------------|---------------|-----------------------------|
| Parcel ID | 01-095-08W-8330-0000-0160 | Alternate ID | 08W09S01833000000160 | Owner Address | APALACHICOLA TRADING CO LLC |
| Sec/Twp/Rng | 1-9S-8W | Class | RESTAURANTS CAFE | | 2812 AGNES SCOTT DRIVE |
| Property Address - | | Acreage | n/a | | PANAMA CITY, FL 32405 |
| District | 3 | | | | |
| Brief Tax Description | WHARF LOT 16 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 7/22/2022
 Last Data Uploaded: 7/22/2022 8:44:51 AM

Developed by  Schneider
 GEOSPATIAL



- Legend
-  Parcels
 -  Roads
 -  City Labels

| | | | | | |
|-----------------------|--|--------------|----------------------|------------------------|------------------------------|
| Parcel ID | 01-095-08W-8330-0000-0120 | Alternate ID | 08W09501833000000120 | Owner Address | MAHR DEVELOPMENT CORP.OF FLA |
| Sec/Twp/Rng | 1-95-8W | Class | SERVICE STATION | PO BOX 308 | |
| Property Address | 119 WATER ST | Acreage | n/a | APALACHICOLA, FL 32329 | |
| District | 3 | | | | |
| Brief Tax Description | WHARF LOT 11 EX SE 80 FT | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/22/2022
 Last Data Uploaded: 7/22/2022 8:44:51 AM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------------|
| Parcel ID | 01-09S-08W-8330-0000-0150 | Alternate ID | 08W09S01833000000150 | Owner Address | APALACHICOLA TRADING CO LLC |
| Sec/Twp/Rng | 1-9S-8W | Class | RESTAURANTS CAFE | | 2812 AGNES SCOTT DRIVE |
| Property Address | BOSS OYSTER | Acreage | n/a | | PANAMA CITY, FL 32405 |
| District | 3 | | | | |
| Brief Tax Description | WHARF LOT 15 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 7/22/2022
 Last Data Uploaded: 7/22/2022 8:44:51 AM

Developed by  Schneider
 GEOSPATIAL

NWFWM District Report

Preliminary SFHA Flood Map (Prelim Issue Date: Panel Not Revised)



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



Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding, for which BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone X: An area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. Zone X1: An area of minimal flood hazard.

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

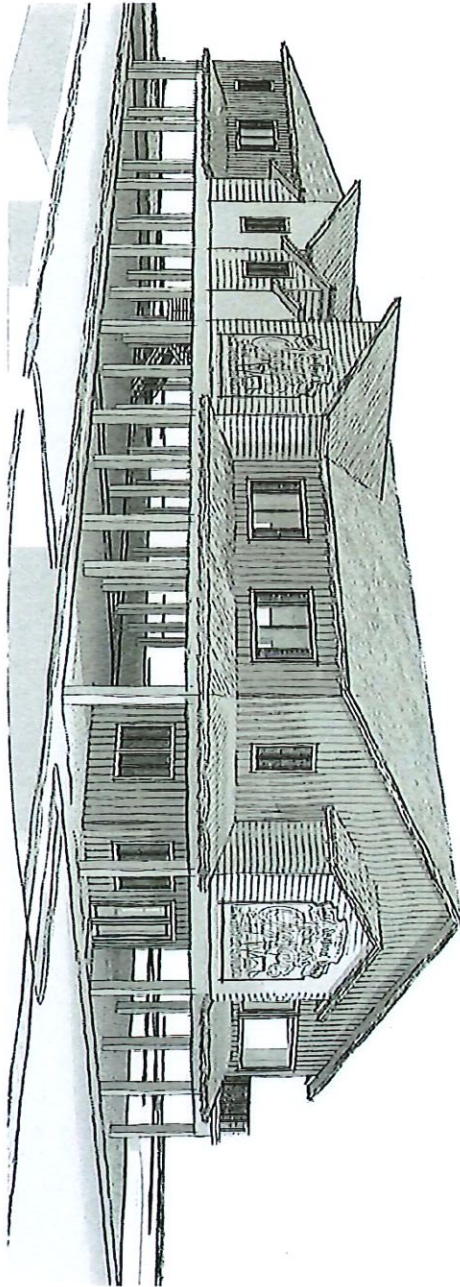
Latitude/Longitude: 29.72684,-84.98177
 Address: 123 Water St, Apalachicola, FL, 32320, USA
 Parcel ID: 01-09S-08W-8330-0000-0130
 Firm Panel (Preliminary): 12037C0526F
 Firm Panel (Effective): 12037C0526F

Flood Information

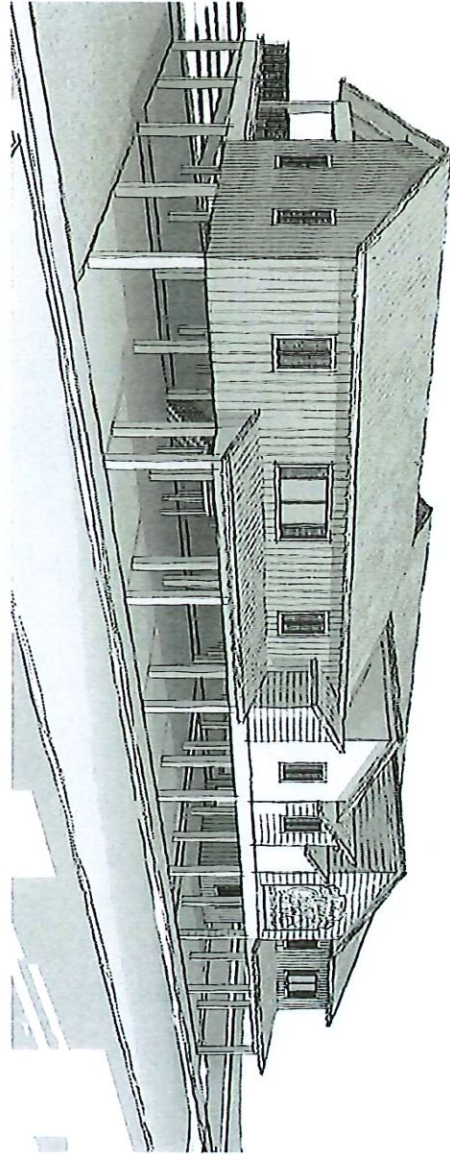
Flood Zone Information

Preliminary Flood Zone: N/A
 Location of Interest: VE:100%;
 Parcel: Base Flood Information*: 13.0 ft
 Effective Flood Zone: VE
 Location of Interest: VE:100%;
 Parcel: Base Flood Information*: 13.0 ft

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



30' View 1



30' View 1

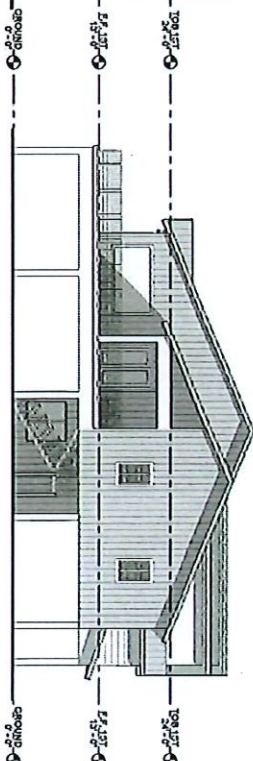
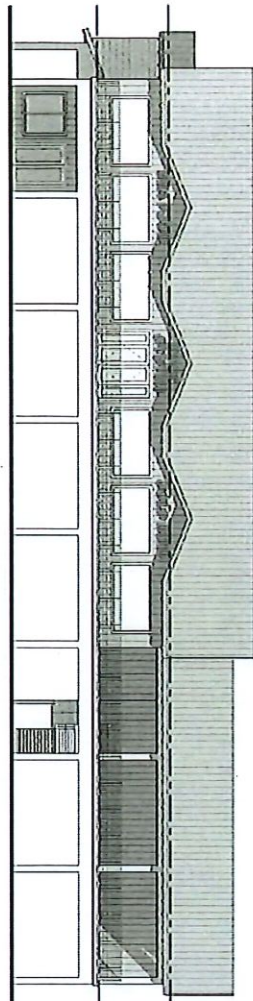
BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320
 Project Number: 23-0985
 Date: 08/02/2024
 Project Name: BOSS OYSTER RESTAURANT
 A103
 Scale: 1/8" = 1'-0"

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

sdg ARCHITECTURE
 793 San Christopher Drive • Suite A • Dunedin, FL 34698
 727-736-5463
 793 San Christopher Drive • Suite A • Dunedin, FL 34698

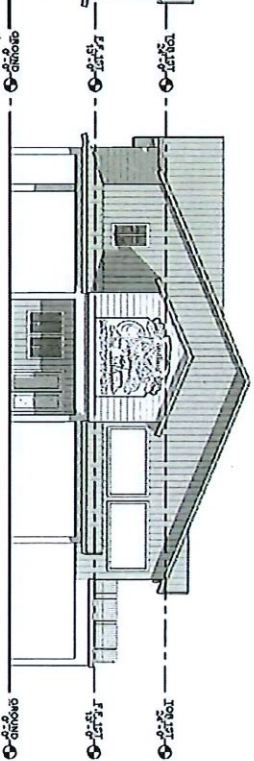
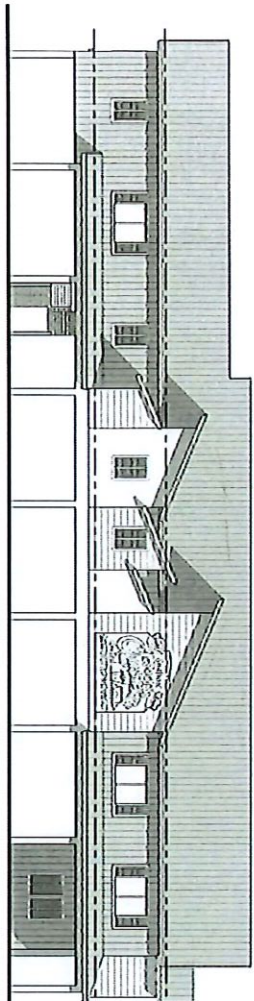
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SECTION 1
1/8" = 1'-0"



SECTION 2
1/8" = 1'-0"

SECTION 3
1/8" = 1'-0"



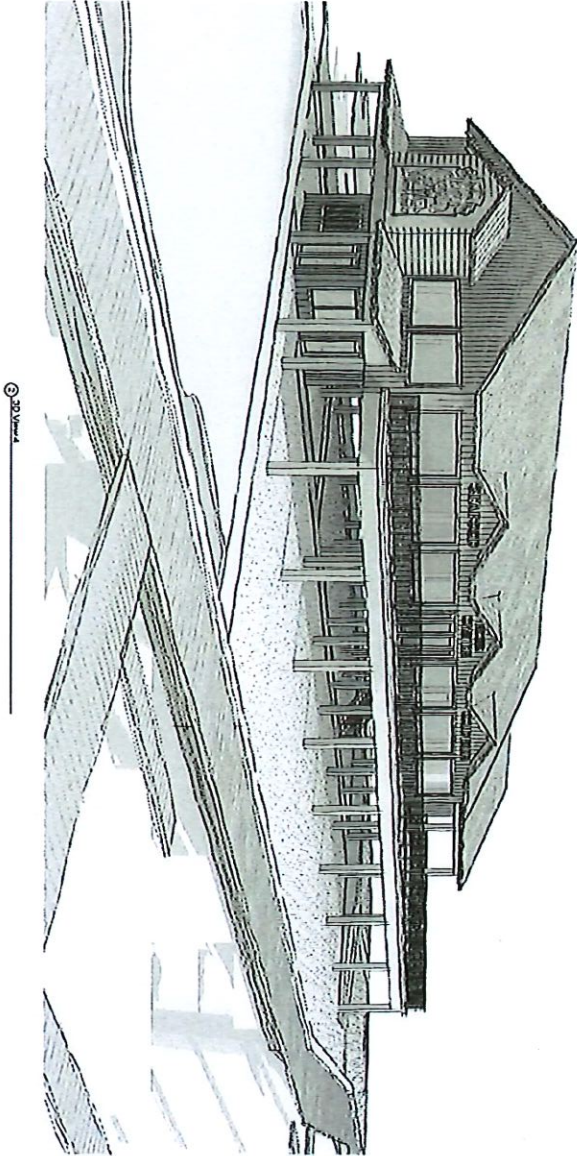
SECTION 4
1/8" = 1'-0"

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320
 PROJECT NUMBER: 23-05-8-C
 SHEET NUMBER: A102
 DRAWING DATE: 10/31/2018
 DRAWING SCALE: 1/8" = 1'-0"

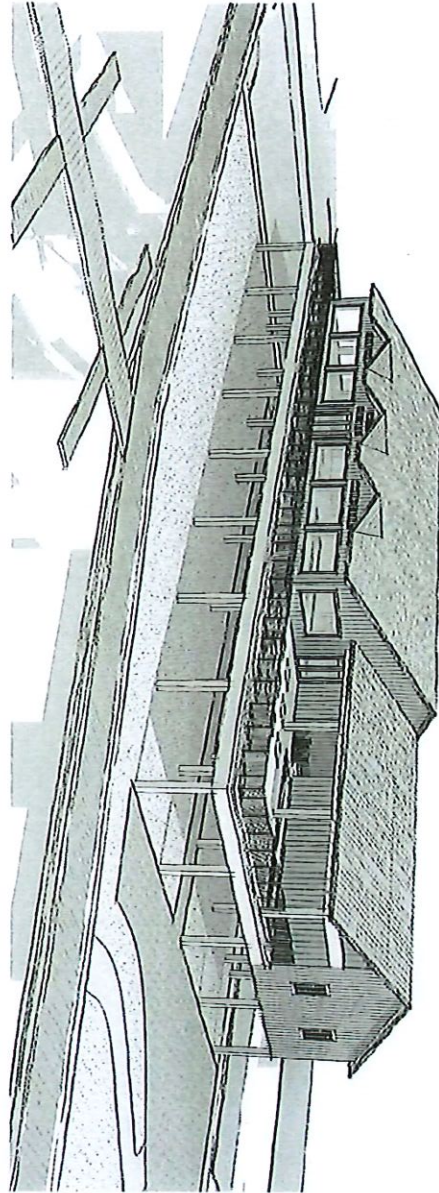
BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

sdg ARCHITECTURE
 777-776-5443
 793 San Oskaper Drive • Suite A • Dunedin, FL 34698

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30' Feet



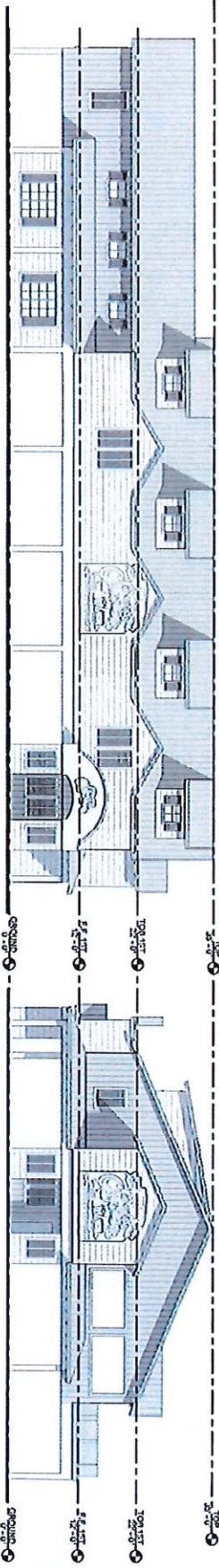
30' Feet

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320
 PROJECT NO. 10104
 DATE: 06/02/2022
 DRAWING NO. 10104-01
 SCALE: 1/8" = 1'-0"

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

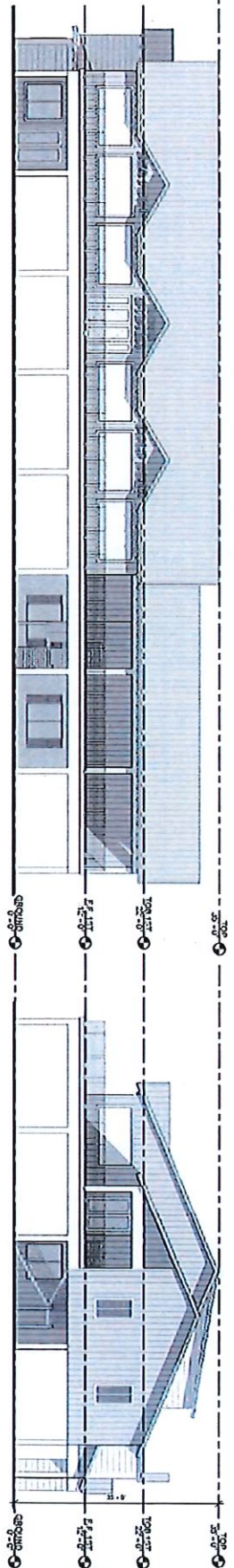
sdg ARCHITECTURE
 773 San Onofre Drive • Suite A • Durand, FL 34991
 772-776-5442

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1 FRONT ELEVATION
1/8" = 1' 0"

2 FRONT ELEVATION
1/8" = 1' 0"



3 REAR ELEVATION
1/8" = 1' 0"

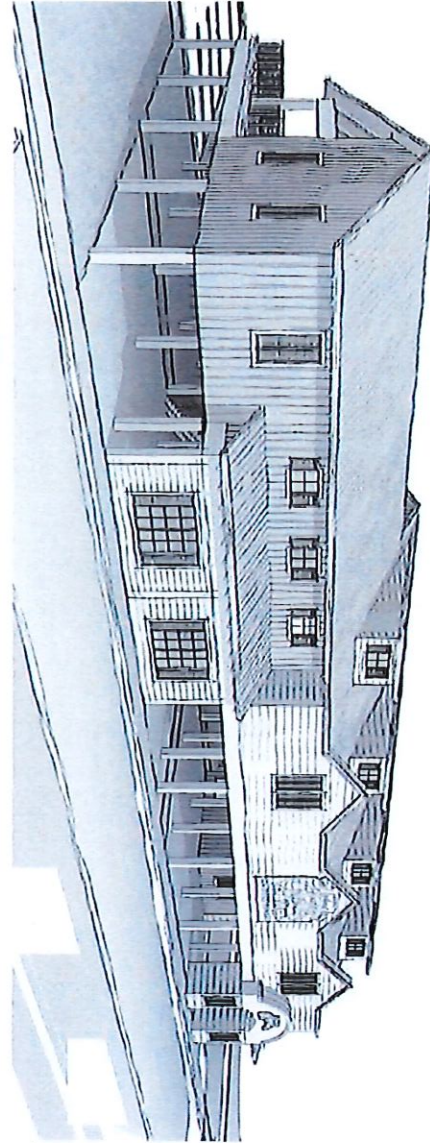
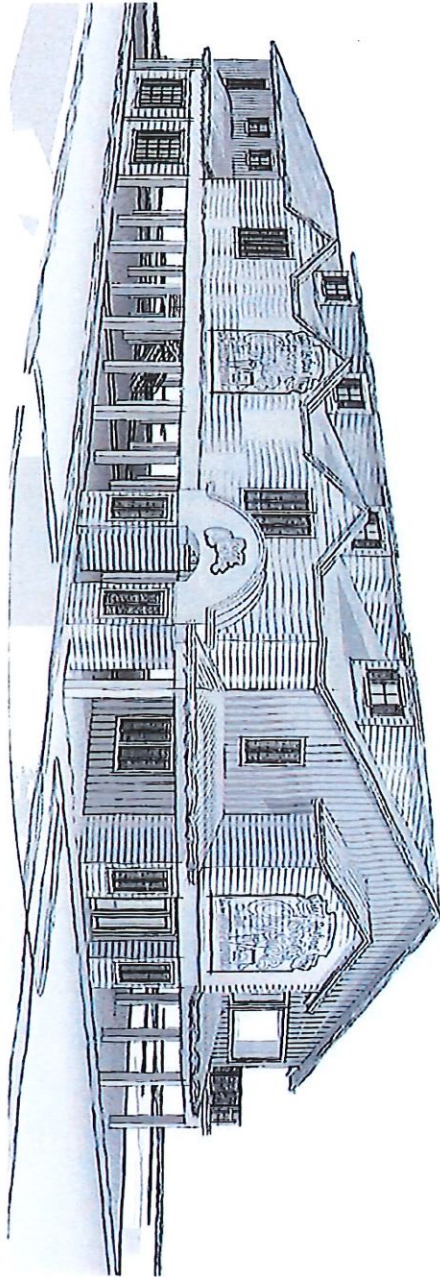
4 LEFT ELEVATION
1/8" = 1' 0"

| | |
|--------------|--------------|
| PROJECT NO. | LAA |
| CLIENT | ELB |
| PROJECT NAME | BOSS Oyster |
| DATE | 07.25.2022 |
| REVISIONS | A102 |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |
| SCALE | 1/8" = 1' 0" |

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

sdg ARCHITECTURE
 ARCHITECTS 732-776-4483
 713 San Christopher Drive • Suite A • Dunedin, FL 34698

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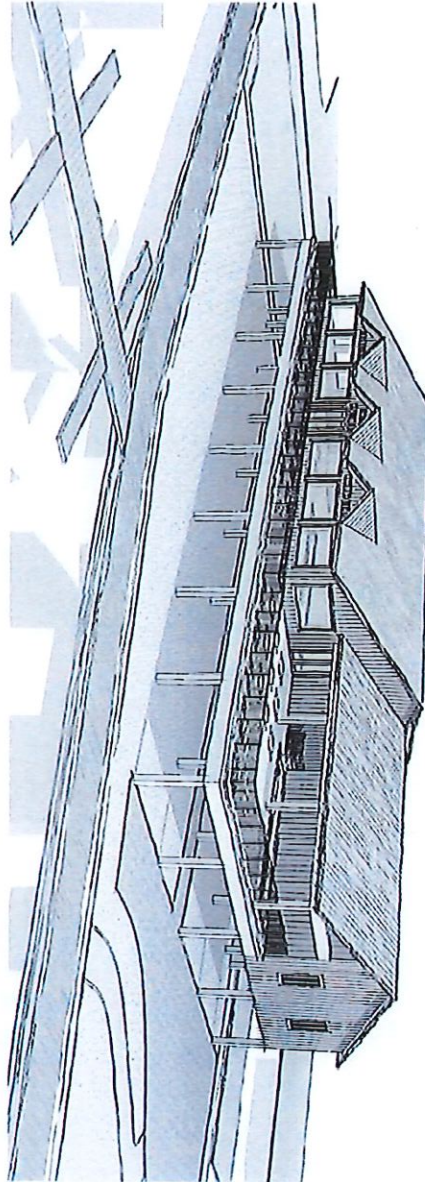
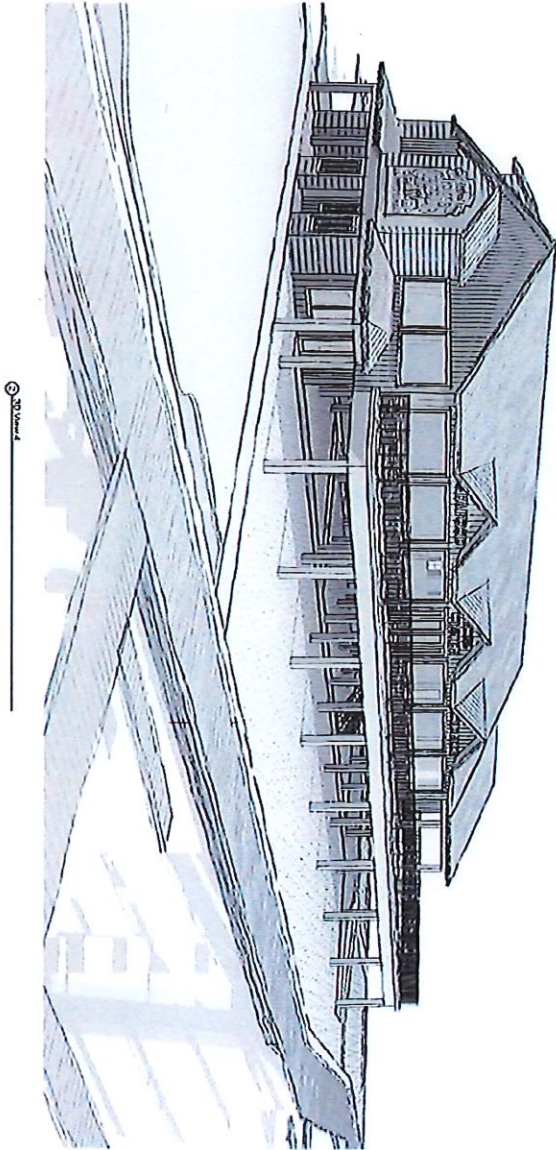


Project: BOSS OYSTER RESTAURANT
 Location: 125 WATER ST, APALACHICOLA, FL 32320
 Architect: SDG ARCHITECTURE
 Date: 07/22/2022
 Drawing: A103
 Scale: 1/8" = 1'-0"

BOSS OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

sdg ARCHITECTURE
 733 San Christopher Drive • Suite A • Durand, FL 32556
 904.261.0000

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Project No. LAA
 Consultant No. SLE
 22-058C
 07.27.2022
 Schematic Design
A104
 Issued for Client
 1/21/23

BDBB OYSTER RESTAURANT
 125 WATER ST, APALACHICOLA, FL 32320

sdg ARCHITECTURE
 733 San Christopher Drive • Suite A • Dunedin, FL 34698
 727-796-1462

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RF: single commercial building footprint may not exceed 8,500 SQ.FT.
 R/F = 80% total lot coverage 50% impervious
 Footprints perimeter of foundation walls. "decking counts toward impervious, but not building footprint."

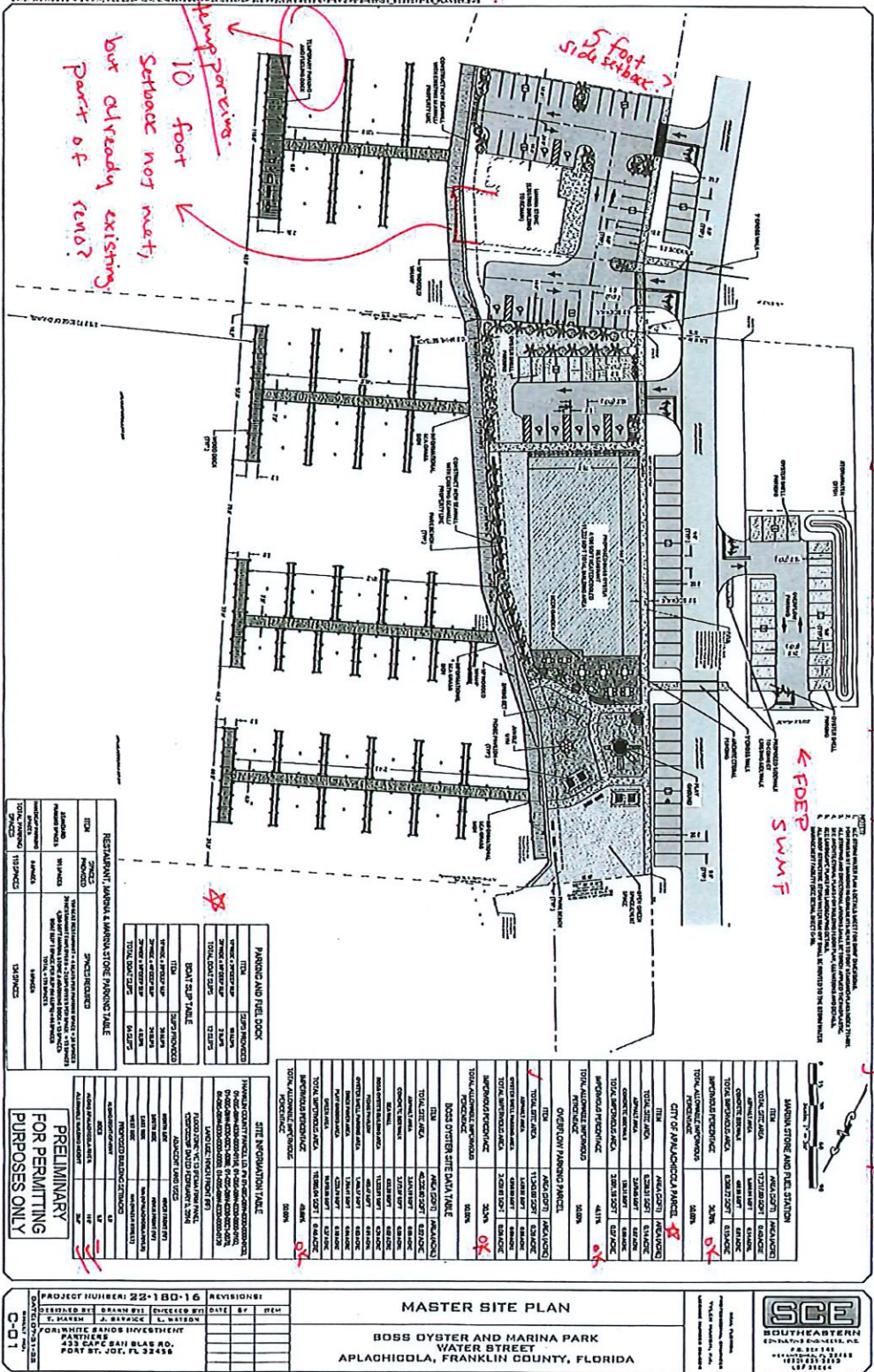
marina:

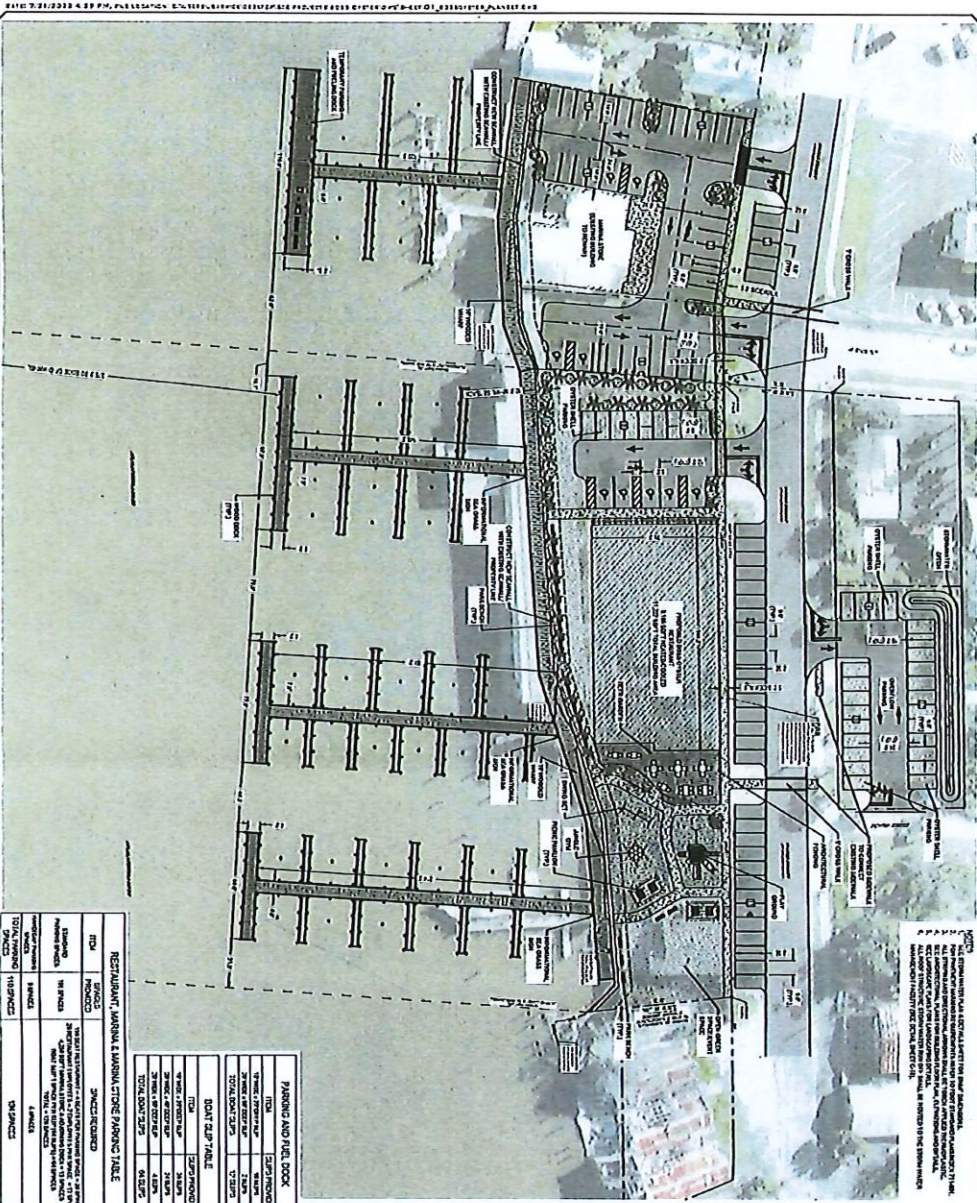
must be designed to contain spills on land & in water

hurricane glass approved by I.E. (Travis) + Emmons Morgan
 Must have scum pump out.

Fuel dispensing devices must be a special exception.

* did not provide seating plan for indoor. if approved, then are only approved for 150 seats *
 Lacking 24 parking spaces.





RESTAURANT, MARINA & MARINA STORE PARKING TABLE

| TYPE | SPACES | SPACES REQUIRED |
|-----------------------------|-----------|-----------------|
| Handicap | 1 | 1 |
| Standard | 11 | 11 |
| TOTAL PARKING SPACES | 12 | 12 |

PARKING AND FUEL DOCK

| TYPE | SPACES REQUIRED |
|--------------------------|-----------------|
| Handicap | 1 |
| Standard | 11 |
| TOTAL DOCK SPACES | 12 |

BOAT SLIP TABLE

| TYPE | SPACES REQUIRED |
|--------------------------|-----------------|
| Handicap | 1 |
| Standard | 11 |
| TOTAL DOCK SPACES | 12 |

SITE INFORMATION TABLE

| ITEM | REVISIONS | DATE | BY |
|------|-----------|------|----|
| 1 | 1 | | |

MARINA STORE AND FUEL STATION

| TYPE | AREA | PERCENTAGE |
|----------------------------------|---------------|------------|
| TOTAL SITE AREA | 137,773 SQ FT | 6.54% |
| TOTAL IMPROVED AREA | 8,961 SQ FT | 6.54% |
| TOTAL IMPROVED PERCENTAGE | 6.54% | |

CITY OF APLACHICOLA MARINA

| TYPE | AREA | PERCENTAGE |
|----------------------------------|---------------|------------|
| TOTAL SITE AREA | 137,773 SQ FT | 6.54% |
| TOTAL IMPROVED AREA | 8,961 SQ FT | 6.54% |
| TOTAL IMPROVED PERCENTAGE | 6.54% | |

OVERLAY ZONING PARKING TABLE

| TYPE | AREA | PERCENTAGE |
|----------------------------------|---------------|------------|
| TOTAL SITE AREA | 137,773 SQ FT | 6.54% |
| TOTAL IMPROVED AREA | 8,961 SQ FT | 6.54% |
| TOTAL IMPROVED PERCENTAGE | 6.54% | |

DOCK OPTION SITE DATA TABLE

| TYPE | AREA | PERCENTAGE |
|----------------------------------|---------------|------------|
| TOTAL SITE AREA | 137,773 SQ FT | 6.54% |
| TOTAL IMPROVED AREA | 8,961 SQ FT | 6.54% |
| TOTAL IMPROVED PERCENTAGE | 6.54% | |

PRELIMINARY FOR PERMITTING PURPOSES ONLY



MASTER SITE PLAN

BOSS OYSTER AND MARINA PARK
WATER STREET
APLACHICOLA, FRANKLIN COUNTY, FLORIDA

PROJECT NUMBER: 22-180-1-6

DATE: 02/13/23

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

FOR: [Client Name]

ADDRESS: [Address]