

JAN 11, 2021
AGENDA ITEM

#2

114 6th St
BOAT SHED
SMITH

✓

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

DATE: 12/7/20 Permit # _____ Permit Fee _____ (payable to EPCI)
OWNER'S NAME: AJSmith Email: AJSmith114@ICloud.com

ADDRESS: 114 6th ST
CITY, STATE & ZIP CODE: Apalachicola PHONE # 2519021
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: 114 6th ST Apalachicola
PURPOSE OF PERMIT: Boat shed

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

PROPERTY PARCEL ID # 01-095-08W-8330-0021-0040
LEGAL DESCRIPTION OF PROPERTY: BL 21 Lot 4

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

BONDING COMPANY: N/A

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

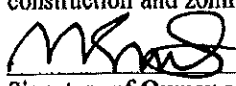
Single Family Townhouse Commercial Industrial Shed
 Multi-Family Swimming Pool Storage Sign Pole Barn
 Temp Pole Demolition Other _____
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 70' Rear 10' L. Side 25'
 R. Side 10'
 Cost of Construction \$ 3000.00 Square Footage _____
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length 25' Height 12' Width 12'

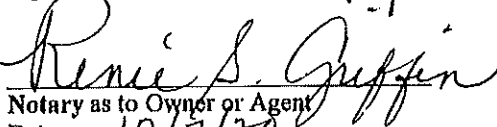
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction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

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

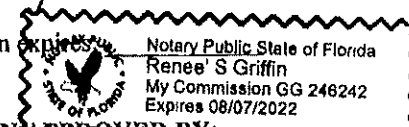
OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

 12/7/20
 Signature of Owner or Agent Date

 Signature of Contractor Date


 Notary as to Owner or Agent
 Date: 12/7/20

 Notary as to Contractor
 Date: _____

My Commission expires: _____

 Notary Public State of Florida
 Renee S Griffin
 My Commission GG 248242
 Expires 08/07/2022

My Commission expires: _____

APPLICATION APPROVED BY _____ BUILDING OFFICIAL.

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



Parcel Summary

Parcel ID 01-09S-08W-8330-0021-0040
 Location Address 114 6TH STREET
 32320
 Brief Tax Description* BL 21 LOT 4 OR 187/186 APALACHICOLA OR 190/99 OR 477/19 627/498 711/291 888/638
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
Smith Anthony J
 114 6th Street
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	60.00	FF	0	0

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 998
 Heated Area 808
 Exterior Walls AVERAGE
 Roof Cover ASB SHINGL
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover SHT VINYL; CARPET
 Heat FORCED AIR
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 2
 Stories 1
 Effective Year Built 1999

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0610	SHED WD	1	0 x 0 x 0	64	UT	0
0320	CONCRETE	1	0 x 0 x 0	576	UT	0
0200	GARAGE FINISHED	1	0 x 0 x 0	576	SF	2014

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	02/15/2006	\$245,000	WD	888	638	Qualified (Q)	Improved	ROMAIN MOTIER LLC	SMITH ANTHONY J
N	09/10/2002	\$129,600	WD	711	291	Qualified (Q)	Improved	A & E DEVELOPMENT	ROMAIN MOTIER,LLC
N	10/27/1999	\$42,500	WD	627	498	Qualified (Q)	Improved	WILSON	A & E DEVELOPMENT
N	11/17/1994	\$20,000	WD	477	19	Qualified (Q)	Improved	BUTLER	WILSON
N	05/01/1982	\$4,250	WD	187	186	Unqualified (U)	Improved		

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$56,526	\$57,040	\$49,772	\$49,772	\$50,653
Extra Features Value	\$19,014	\$19,014	\$19,014	\$19,014	\$19,014
Land Value	\$66,000	\$66,000	\$38,100	\$42,000	\$31,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$141,540	\$142,054	\$106,886	\$110,786	\$101,167
Assessed Value	\$99,216	\$96,985	\$95,177	\$93,219	\$91,302
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$49,216	\$46,985	\$45,177	\$43,219	\$41,302
Maximum Save Our Homes Portability	\$42,324	\$45,069	\$11,709	\$17,567	\$9,865

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

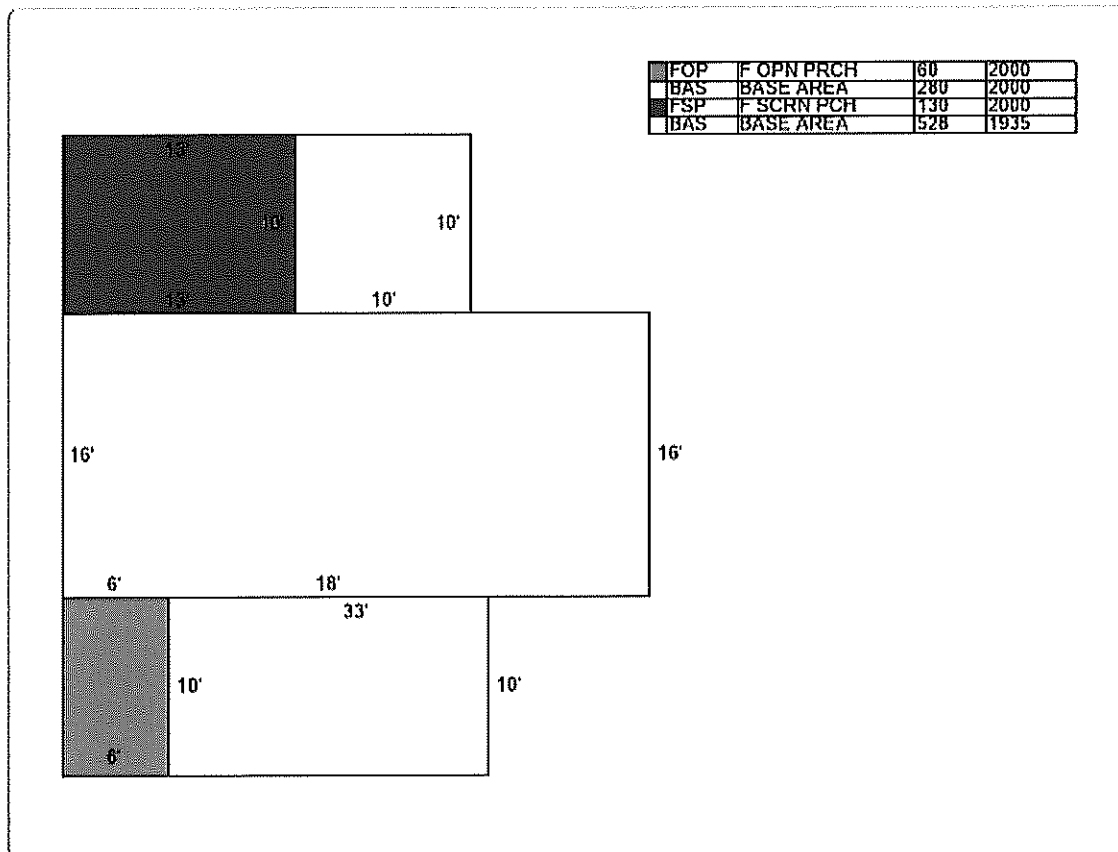
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

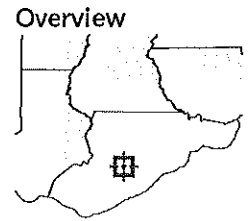
Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)





- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0021-0040	Alternate ID	08W09S01833000210040	Owner Address	SMITH ANTHONY J
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		114 6TH STREET
Property Address	114 6TH STREET	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 21 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 1/4/2021
 Last Data Uploaded: 1/4/2021 8:00:51 AM

Developed by  **Schneider**
 GEOSPATIAL

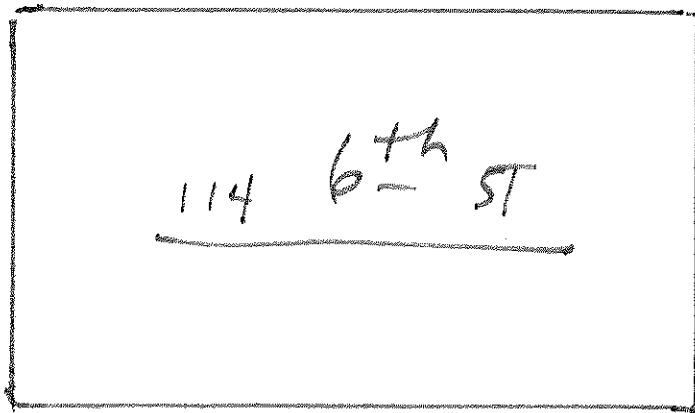
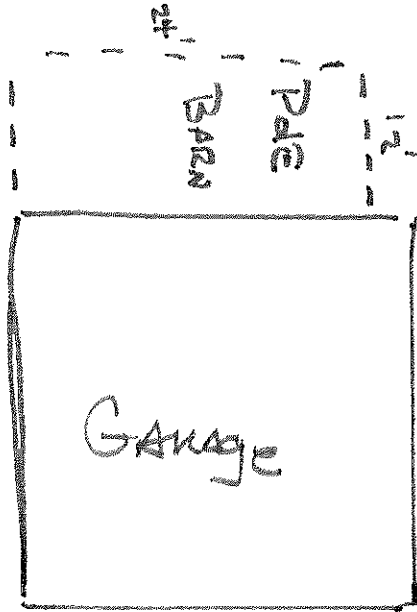
(W)

Blk 21 Lot 4

ALLEY

(N)

Garage lot



(S)

House

6th ST

(E)

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner: Anthony Smith
Address: 114 6th ST
City: Apalachicola State: FL Zip: 32320
Phone: (850) 251-9021

CONTRACTOR INFORMATION

Contractors Name: N/A
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/Renovaton

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other: Pole Barn

PROPERTY INFORMATION:

Street Address: 114 6th ST City & State: FL Apalachicola Zip: 32320

Historic District | Non-Historic District Zoning District: _____

Parcel #: 01-095-08W-8330-0021-0040 Block: 71 Lot(s): 4

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid: _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

12x24 P/E BALD for boat storage.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing	ALUMINUM		
Trim			
Foundation	ROCK		
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.

12/9/20
DATE


SIGNATURE OF APPLICANT

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

DATE: 12/9/20 Permit # _____ Permit Fee 75⁰⁰ (payable to EPCI)
OWNER'S NAME: Anthony J Smith Email: AJSMITH114@ICLOUD.COM

ADDRESS: 114 6th ST
CITY, STATE & ZIP CODE: Apalachicola, FL PHONE # 2519021

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

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: N/A Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 114 6th ST

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-8330-0021-0040

LEGAL DESCRIPTION OF PROPERTY: BL 21- Lot 4

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

BONDING COMPANY: N/A

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

BUILDING PERMIT APPLICATION CHECKLIST

- ___ 1. Approval From City Planning & Zoning Board
- ___ 2. Site Plan
- ___ 3. 2 COMPLETE SETS OF PLANS INCLUDING:
 - Site plan
 - Foundation plan
 - Floor plan
 - Elevations
 - Wall section foundation through the roof
 - Fire Protection
 - Drawn to scale
- ___ 4. Complete Building Permit Application
- ___ 5. Contractor Information
 - *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
- ___ 6. Contract/Scope of Work
- ___ 7. Energy Forms
- ___ 8. Notice of Commencement on all permits of \$2500 or more
- ___ 9. Flood Elevation Certificate
- ___ 10. Water/Sewer Impact Fees Receipt (if applicable)



Signature

12/9/20

Date

PLANNING & ZONING
APPLICATION FOR PERMIT

1. Submit a completed permit application to Include Block/Lot and Flood Zone Information.
2. If doing any construction ex; new construction, renovations/additions, fencing, sheds, etc.. you must submit the application with the site plan showing all setbacks marked, measurements & elevation photos showing what the proposed will look like including the materials to be used; especially noting the siding and roofing material.
3. Window/Door replacements: you must submit a permit application with a photo of the existing window/door and submit a photo of the proposed replacement. **(Everything must go before P&Z for approval before a permit can be issued and before work can begin.)**
4. Roofing, Electrical, Plumbing, Heating & Air permits: Submit a completed permit application; Must be licensed contractors. **(Does not have to go before P&Z first but, cannot start work before a permit is issued.)**
5. All permits required to go before P&Z **MUST** be received at least **10 business days prior to the scheduled meeting** or it will have to wait until the following meeting date, no exceptions. The applicant and/or a representative **MUST** be present at the scheduled meeting or your agenda item will not be discussed.

Application Fees: Minor Residential Development (sheds, pole barns, pools, etc) ~~\$75~~;
New Residential Construction (house or garage) \$200; Commercial Development \$450.
Fees due at time of submission of Building Permit Application.
*(checks payable to EPCI and may be dropped off at City Hall or mailed to:
192 Coach Wagoner Blvd. Apalachicola, FL 32320)*

Additional Notes: *Any new construction will be reviewed by the Permitting/Development Coordinator and City Planner.*

The Staff of the City evaluating the application, or the Board may require additional information necessary to determine whether the application complies with the provisions of the City's Land Development Regulations. The request for additional information shall extend the 10 day deadline until the application is complete.

UPCOMING P&Z DATES:

November 9th 2020

December 14th 2020

#3

110 15th St

GARAGE

DUNCAN

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY- N/A

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner CHUCK DUNCAN
Address 110 15TH ST.
City APALACHICOLA, State FL zip 32320
Phone ()

Contractors Name: B4 West Building Corporation
State License # CGC051117 City License # _____
Email Address B4@Fairpoint.net
Phone (850) 653-6727

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

*Reason for Denial _____

PROJECT TYPE

- New Construction DETACHED FROM EXISTING HOUSE
- Addition
- Alteration/Renovation
- Relocation
- Demolition

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

PROPERTY INFORMATION:

Street Address: 110 15TH ST. City & State APALACHICOLA, FL zip 32320

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

Parcel #: 01-095-08W-8330-0100-0030 Block(s) 100 Lot(s) PARTIAL LOT 2, ENTIRE LOT 3

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

The Project Consists of Constructing a Detached Garage/Workshop, Approximately 20' x 20', with a Limerock Driveway to Alley. The Roof will Be Mill Finish Standing Seam Metal. The Siding Will Be "Hardoe Board". It Will Be Located in the Southeast Corner of the Lot - Approximately 20 Ft. From Existing House. The Existing Yard Drain Will Be Relocated As Required.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	NICHHA	CEMENTITIOUS/SILICA LAP Siding	12875-RL
Doors	THERMAFLEX	FIBERGLASS DOOR	20461
Windows	ATRIUM	NON IMPACT GLAZED WINDOWS	FL 20100
Roofing		MILL FINISH STANDING SEAM GALVALUME	10736, 1R3
Trim	NICHHA	CEMENTITIOUS/SILICA TRIM	12875-RL
Foundation	SRM	CONCRETE	?
Shutters	N/A		
Porch/Deck	N/A		
Fencing	N/A		
Driveways/Sidewalks		#57 GRAVEL Limerock ?	
Other			

(HARDOE EQUAL)

EPCI
CITY OF APALACHICOLA
BUILDING DEPT.

APPLICATION FOR BUILDING PERMIT

DATE: 9/9/20 Permit # _____ Permit Fee _____
OWNER'S NAME: CHUCK DUNCAN Email: ciduncan@yahoo.com
ADDRESS: 110 15TH STREET
CITY, STATE & ZIP CODE: APALACHICOLA, FL PHONE # _____
FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____
ADDRESS: _____
CITY, STATE & ZIP CODE: _____ PHONE # _____
CONTRACTOR'S NAME: BH West BUILDING CORPORATION
ADDRESS: 308 PATTON STREET, MARK CARRELL
CITY, STATE & ZIP CODE: St. George Isl. PHONE # (850) 653-6727
32328
STATE LICENSE NUMBER: CGC-05117 COMPETENCY CARD # P
ADDRESS OF PROJECT: 110 15TH STREET
PROPOSED USE OF SITE: GARAGE/WORKSHOP
WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER?
 YES NO - 0100 - 0030
PROPERTY PARCEL ID # 01-095-08W-8330-01000
LEGAL DESCRIPTION OF PROPERTY: 20' OF LOT 2 and all of LOT 3, Block "100"
THE CITY OF APALACHICOLA
IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE
BUSINESS:
BONDING COMPANY: N/A
ADDRESS: _____ CITY, STATE & ZIP: _____
ARCHITECT'S/ENGINEER'S NAME: _____
ADDRESS: _____ CITY, STATE & ZIP: _____
MORTGAGE LENDER'S NAME: _____
ADDRESS: _____ CITY, STATE & ZIP: _____
WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____
PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

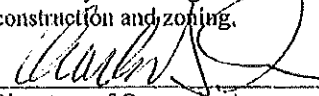
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other GARAGE / WORKSHOP
 Addition, Alteration or Renovation to building. DETACHED GARAGE / WORKSHOP

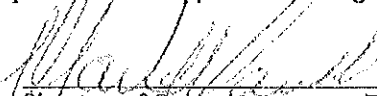
Distance from property lines: Front 65' Rear 5' L. Side 27' R. Side 27'
 Cost of Construction \$ 85,000^{est} Square Footage 600 SF.
 EPI _____ Flood Zone X Lowest Floor Elevation 6" ABOVE EXISTING GRADE
 Area Heated/Cooled 600 SF # Of Stories 2 # Of Units 1
 Type of Roof STANDING SEAM METAL Type of Walls WOOD FRAMED Type of Floor BOTTOM - CONCRETE (UPPER - 3/4" x 4" WOOD)
 Extreme Dimensions of: Length 20' Height 20 1/2' Width 20'

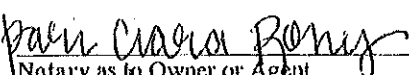
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction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

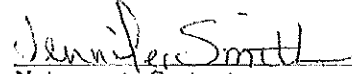
NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

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

 9/28/2020
 Signature of Owner or Agent Date

 9/9/2020
 Signature of Contractor Date


 Notary as to Owner or Agent
 Date: 09/28/20


 Notary as to Contractor
 Date: 9/9/20

My Commission expires: 04/28/2028

My Commission expires: 5/14/23

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

PARIS CIARA RONEY
 NOTARY PUBLIC - SEAL
 STATE OF INDIANA
 COMMISSION NUMBER NP0726513
 MY COMMISSION EXPIRES APR 28, 2028


JENNIFER SMITH
 Commission # GG 334238
 Expires May 14, 2023
 Bonded Thru Troy Fahn Insurance 800-385-7019



Parcel Summary

Parcel ID 01-09S-08W-8330-0100-0030
 Location Address 110 15TH ST
 APALACHICOLA 32320
 Brief Tax Description* BL 100 NW 20 FT LOT 2 & ALL LOT 3 OR 164/18 OR 123/343-346 APALACHICOLA 965/404
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Duncan Charles I & Mary M
 524 West Sycamore Street
 Kokokomo, IN 46901

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	80.00	FF	0	0

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 2,106
 Heated Area 1,687
 Exterior Walls VINYL SIDE
 Roof Cover MODULAR MT
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 0
 Effective Year Built 1960

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	05/15/2008	\$175,000	WD	965	404	Qualified (Q)	Improved	LEMIEUX	DUNCAN

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$69,574	\$70,280	\$61,451	\$45,339	\$46,232
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$74,000	\$74,000	\$50,800	\$56,000	\$42,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$143,574	\$144,280	\$112,251	\$101,339	\$88,232
Assessed Value	\$125,855	\$114,414	\$104,013	\$89,821	\$81,655
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$125,855	\$114,414	\$104,013	\$89,821	\$81,655
Maximum Save Our Homes Portability	\$17,719	\$29,866	\$8,238	\$11,518	\$6,577

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

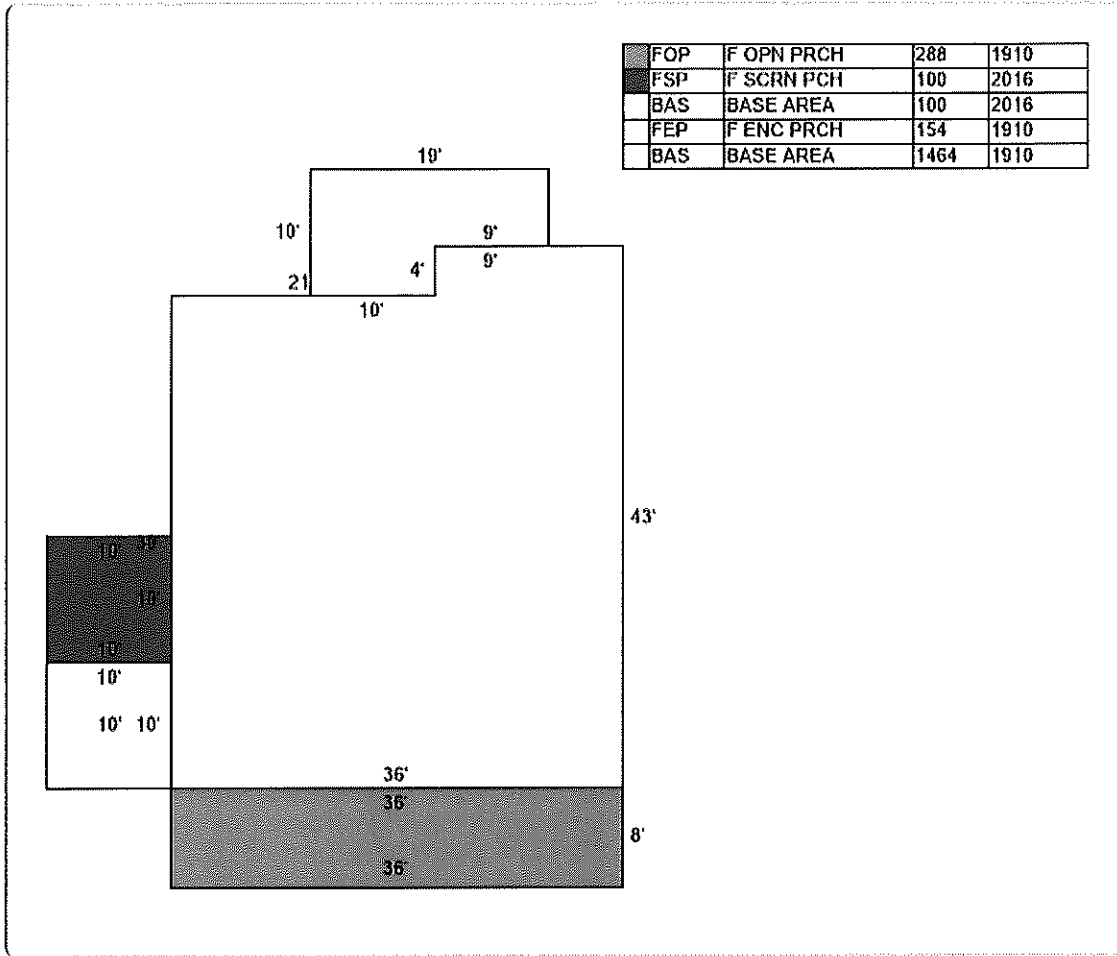
TRIM Notice 2020

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

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



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

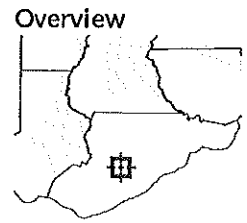
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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

Last Data Upload: 1/4/2021, 8:00:51 AM

Version 2.3.92

Developed by
Schneider
GEO SPATIAL



- Legend
-  Parcels
 -  Roads
 -  City Labels

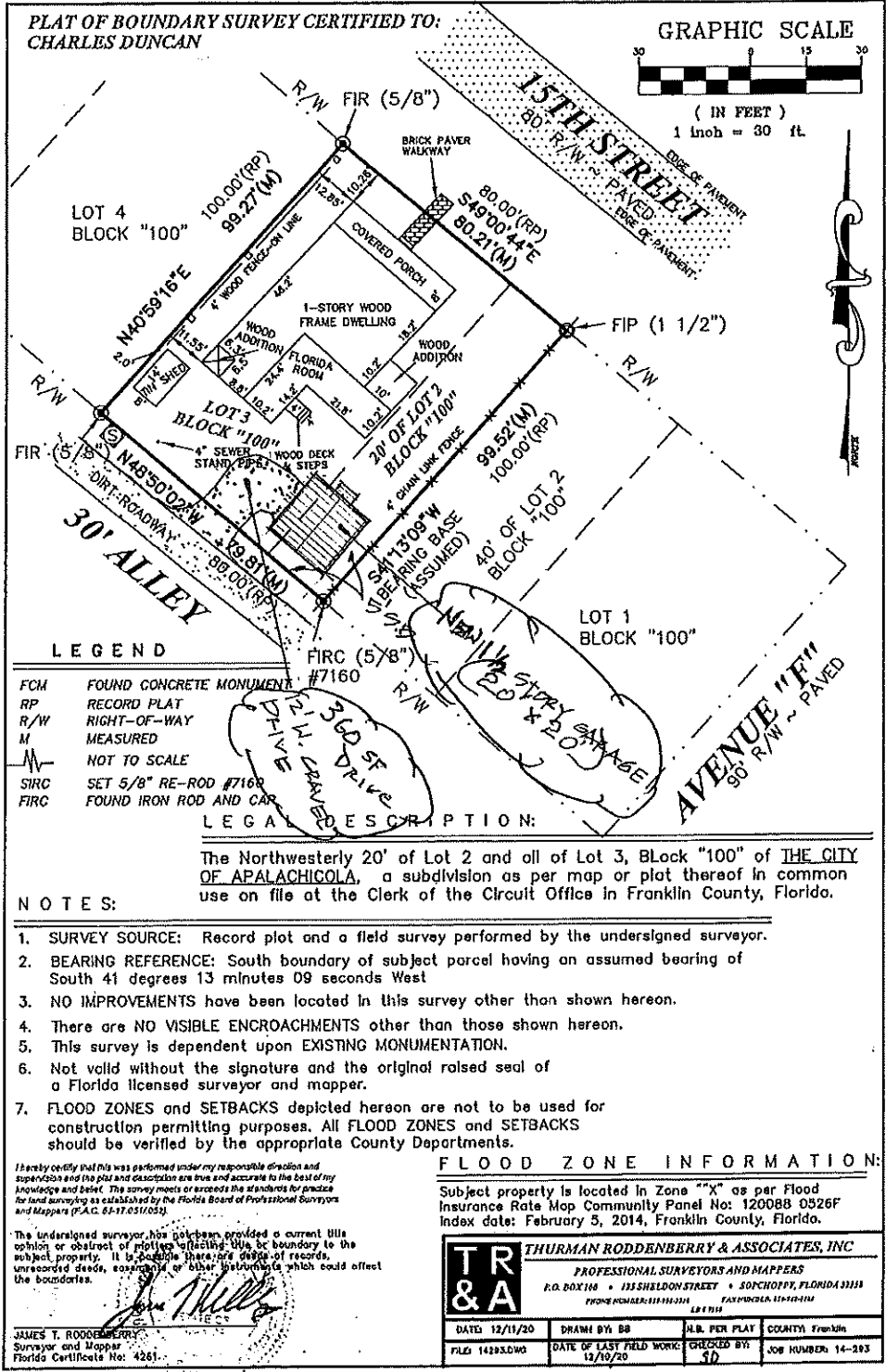
Parcel ID	01-09S-08W-8330-0100-0030	Alternate ID	08W09S01833001000030	Owner Address	DUNCAN CHARLES I & MARY M
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		524 WEST SYCAMORE STREET
Property Address	110 15TH ST	Acreage	n/a		KOKOKOMO, IN 46901
	APALACHICOLA				
District	3				
Brief Tax Description	BL 100				
	(Note: Not to be used on legal documents)				

Date created: 1/4/2021
 Last Data Uploaded: 1/4/2021 8:00:51 AM

Developed by  **Schneider**
 GEOSPATIAL

OWNER: CHUCK DUNCAN
 CONTRACTOR: BM WEST BUILDING CORPORATION
 (850) 653-6727

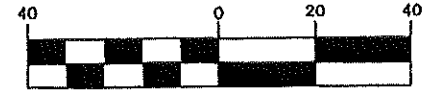
12/29/20



SITE PLAN
 = 30'
 [Signature]
 REV.
 12-16-20
 A-1

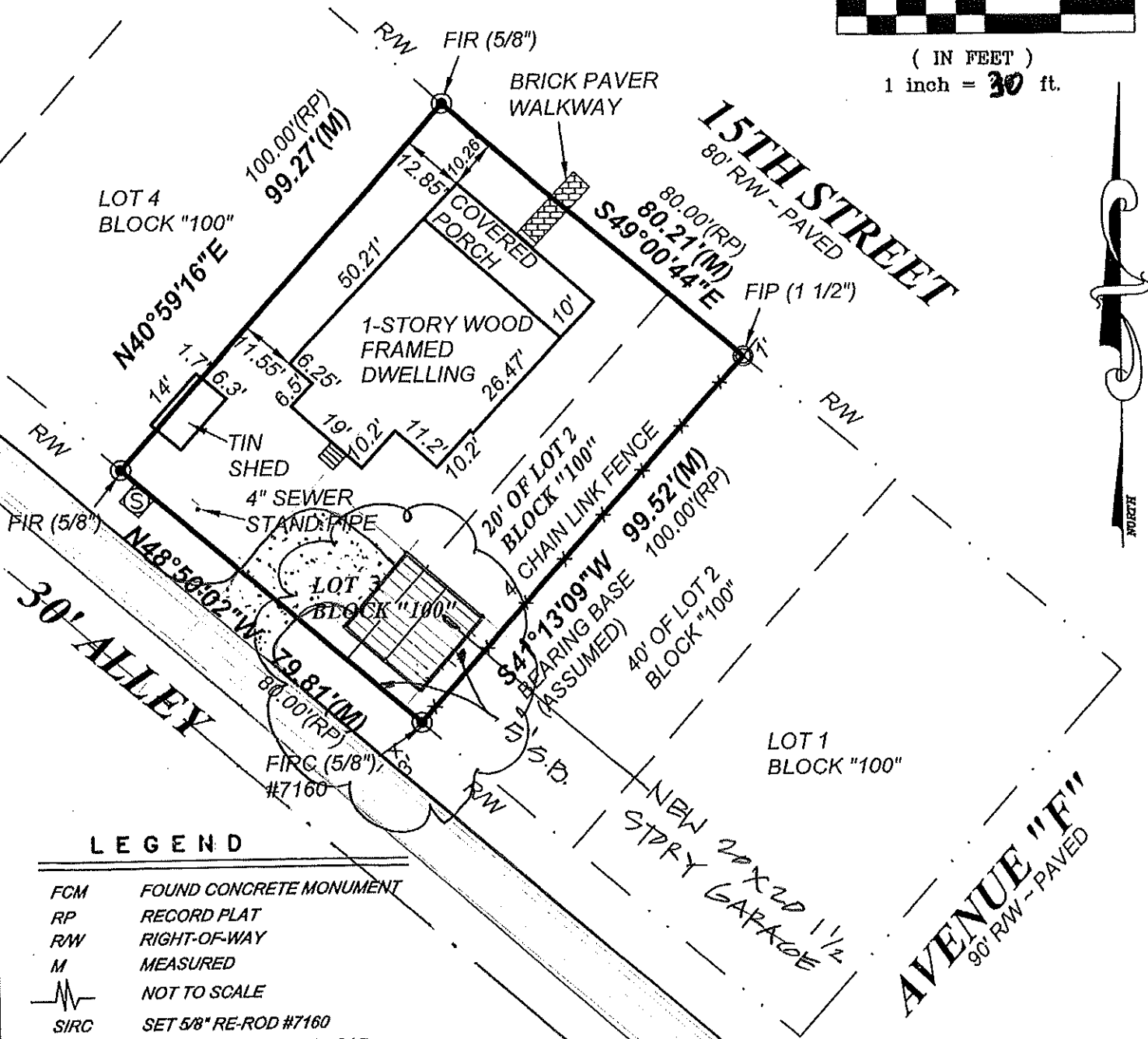
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CHARLES DUNCAN and MARY DUNCAN**

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



LEGEND

FCM	FOUND CONCRETE MONUMENT
RP	RECORD PLAT
RW	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
SIRC	SET 5/8" RE-ROD #7160
FIRC	FOUND IRON ROD AND CAP

LEGAL DESCRIPTION:

20' of Lot 2 and all of Lot 3, Block "100" 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.

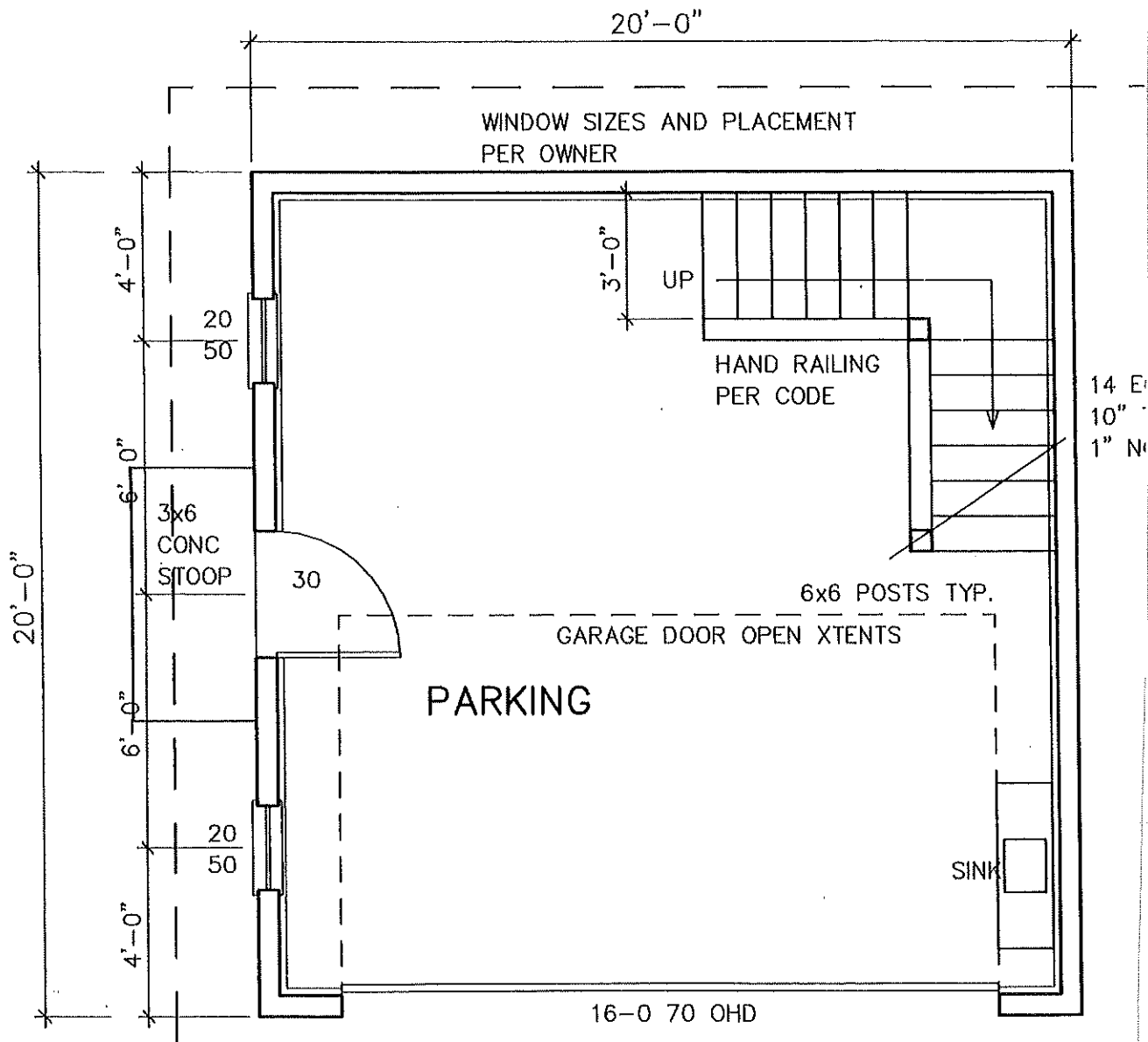
NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: South boundary of subject parcel having an assumed bearing of South 41 degrees 13 minutes 09 seconds West
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map, Community Panel No. 120088 0500E

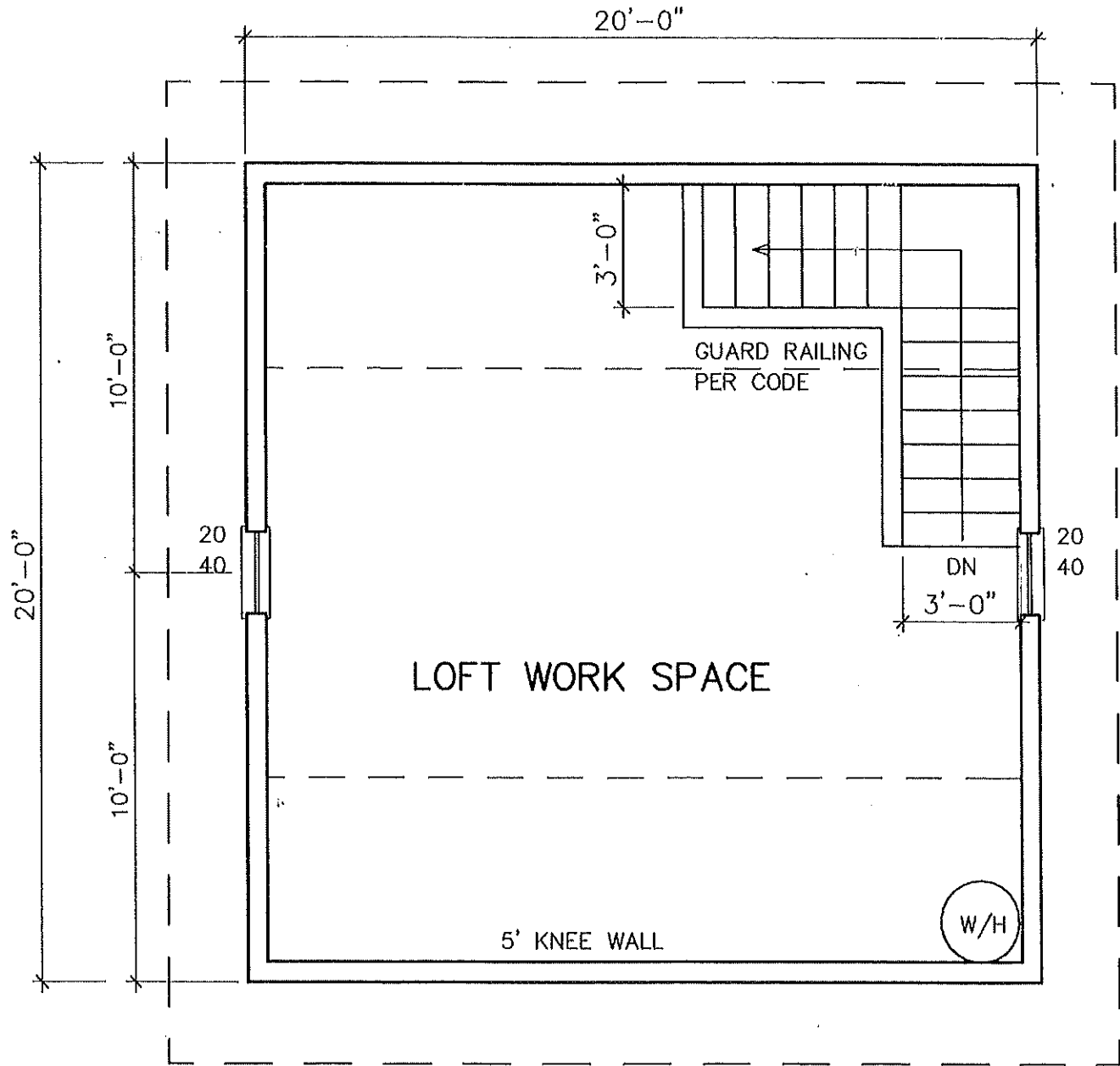
I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets



FLOOR PLAN

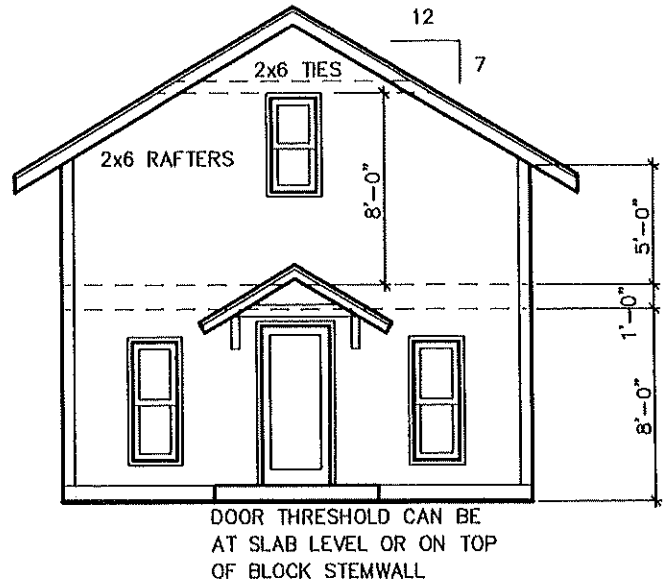
1/4" = 1' - 0"

RISERS
ADS
G



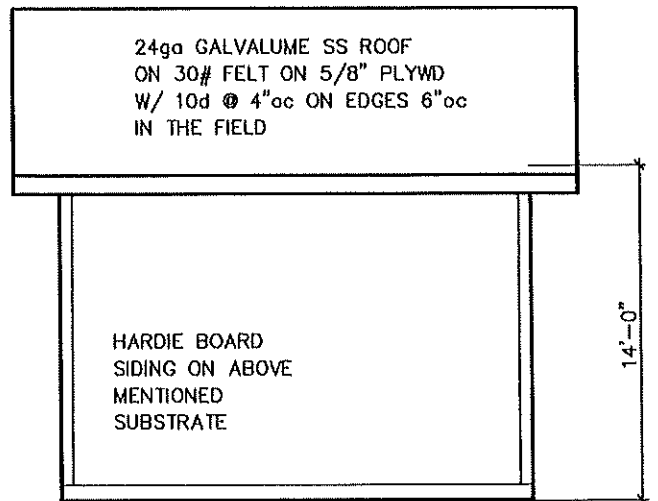
LOFT PLAN

1/4" = 1' - 0"



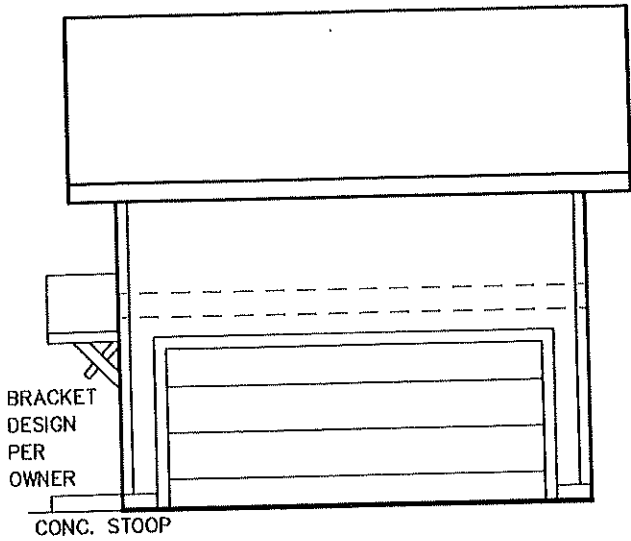
EAST ELEVATION

1/8" = 1' - 0"



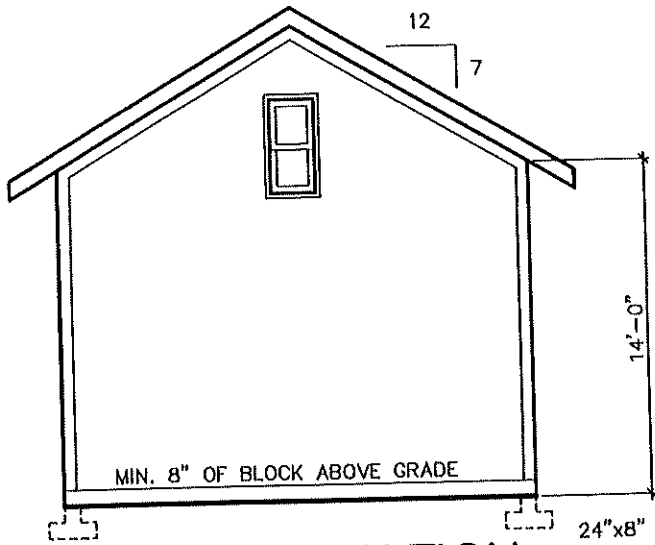
SOUTH ELEVATION

1/8" = 1' - 0"



NORTH ELEVATION

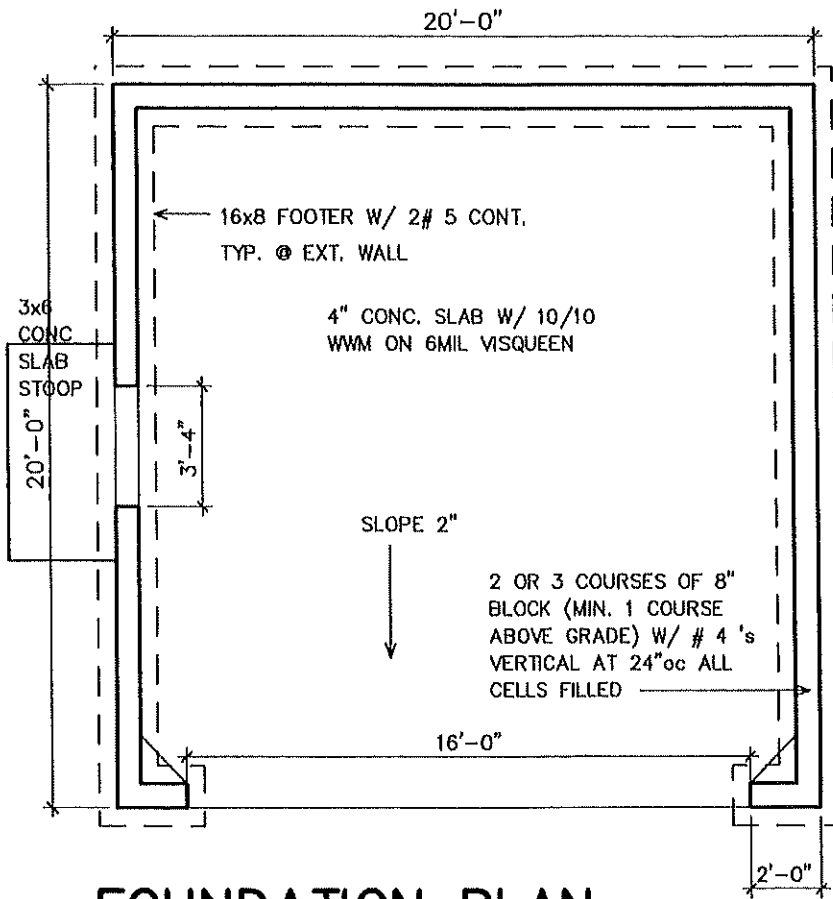
1/8" = 1' - 0"



WEST ELEVATION

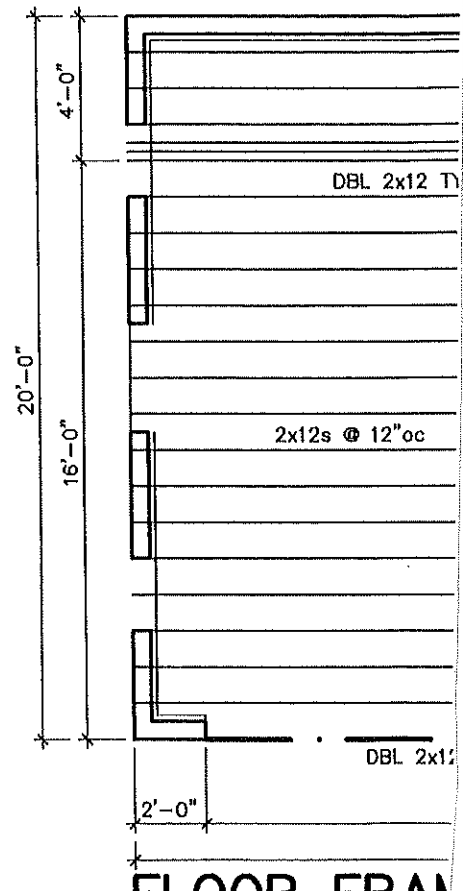
1/8" = 1' - 0"

24"x8" SPREAD FOOTING
W/ 2-#5s CONT. W/ #4
TIES @ 23"oc



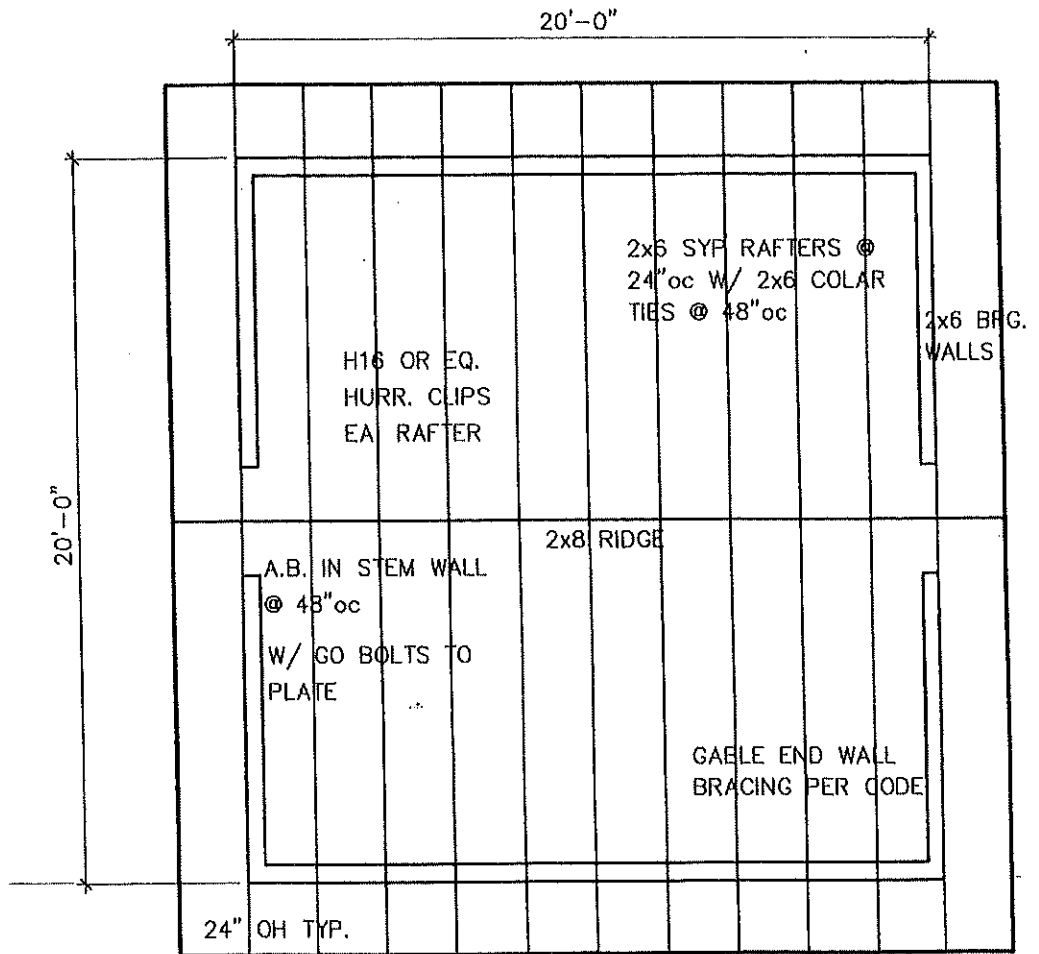
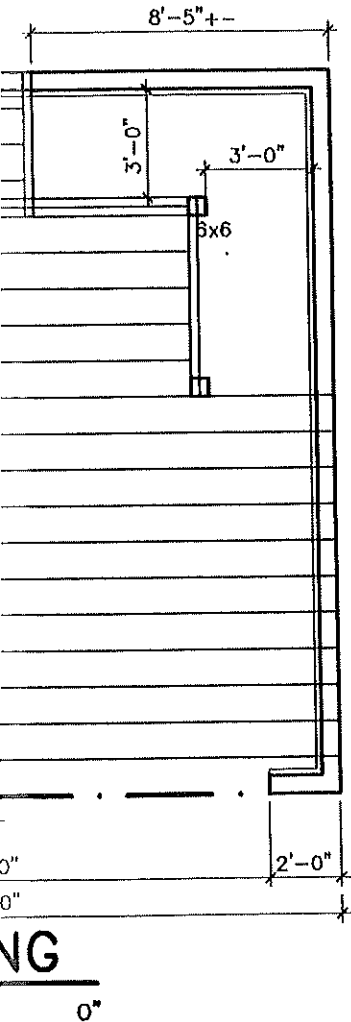
FOUNDATION PLAN

3/16" = 1' - 0"



FLOOR FRAM

3/16" = 1'



ROOF FRAMING

3/16" = 1' - 0"

A-4





#4

201 11th St

New Home

Escobar

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION -HISTORIC DISTRICT ONLY-		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner <u>ELISEO JIMENEZ ESCOBAR</u>		Contractors Name: <u>Southern Shores Builders Austin Smith</u>
Address <u>201 11th STREET</u>		State License # <u>CBC 12612354</u> City License # <u>50340</u>
City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u>		Email Address <u>TRAE@southernshoresbuilders.com</u>
Phone <u>(850) 370-6062</u>		Phone <u>(912) 228-7129</u>
Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date: _____		
*Reason for Denial _____		
PROJECT TYPE		
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input checked="" type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other _____
PROPERTY INFORMATION:		
Street Address: <u>201 11th STREET</u>		City & State <u>Apalachicola</u> Zip <u>32320</u>
[] Historic District [X] Non-Historic District		Zoning District _____
Parcel #: _____		Block(s) <u>156</u> Lot(s) <u>10</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: Front: <u>80</u> Rear: <u>30</u> Side: <u>40</u> Lot Coverage: _____ Water Available: <u>Yes</u> Sewer Available: <u>Yes</u> Taps Paid _____		This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval _____ Chairperson, Apalachicola Planning & Zoning Board

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

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

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

CONCRETE, WOOD TRIMMED, HARDIE SIDING, METAL ROOF

Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding	HARDIE	CONCRETE	
Doors	THORNTON	FIBERGLASS COMPOSITE	
Windows	MPI	VINYL SINGLE HUNG	
Roofing	METAL	STANDING SEAMS	
Trim			
Foundation	SLAB CONCRETE	3000 PSI	
Shutters	N/D		
Porch/Deck	WOOD & CONCRETE		
Fencing			
Driveways/Sidewalks	GRAVEL	LIMESTONE REELS	
Other			



Parcel Summary

Parcel ID 01-09S-08W-8330-0156-0100
 Location Address 201 11TH ST
 32320
 Brief Tax Description* BL 156 LOT 10 306/303 780/615 780/615-617 844/23 838/234 1122/793
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
Escobar Eliseo Jimenez
 Perez Herminia Wros
 328 22nd Avenue
 Apalachicola, FL 32320

Land Information

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

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 912
 Heated Area 885
 Exterior Walls BELOW AVG.
 Roof Cover MINIMUM
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover PINE WOOD
 Heat CONVECTION
 Air Conditioning NONE
 Bathrooms 0.5
 Bedrooms 0
 Stories 1
 Effective Year Built 1930

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/17/2014	\$24,000	WD	1122	793	Unqualified (U)	Improved	BOONOLDS	ESVOBAR/PEREZ WROS
N	04/08/2005	\$72,500	WD	844	23	Qualified (Q)	Improved	BLAIR	BOONOLDS
N	03/10/2005	\$72,500	WD	838	234	Qualified (Q)	Improved	LONG	BLAIR
N	03/17/2004	\$100	WD	780	617	Unqualified (U)	Improved	GALVIN	LONG
N	03/17/2004	\$100	PR	780	615	Unqualified (U)	Improved	LONG	LONG

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$9,199	\$9,199	\$7,885	\$7,885	\$7,885
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$33,000	\$24,000	\$30,000	\$21,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$42,199	\$42,199	\$31,885	\$37,885	\$28,885
Assessed Value	\$37,340	\$33,945	\$30,859	\$28,054	\$25,504
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,340	\$33,945	\$30,859	\$28,054	\$25,504
Maximum Save Our Homes Portability	\$4,859	\$8,254	\$1,026	\$9,831	\$3,381

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

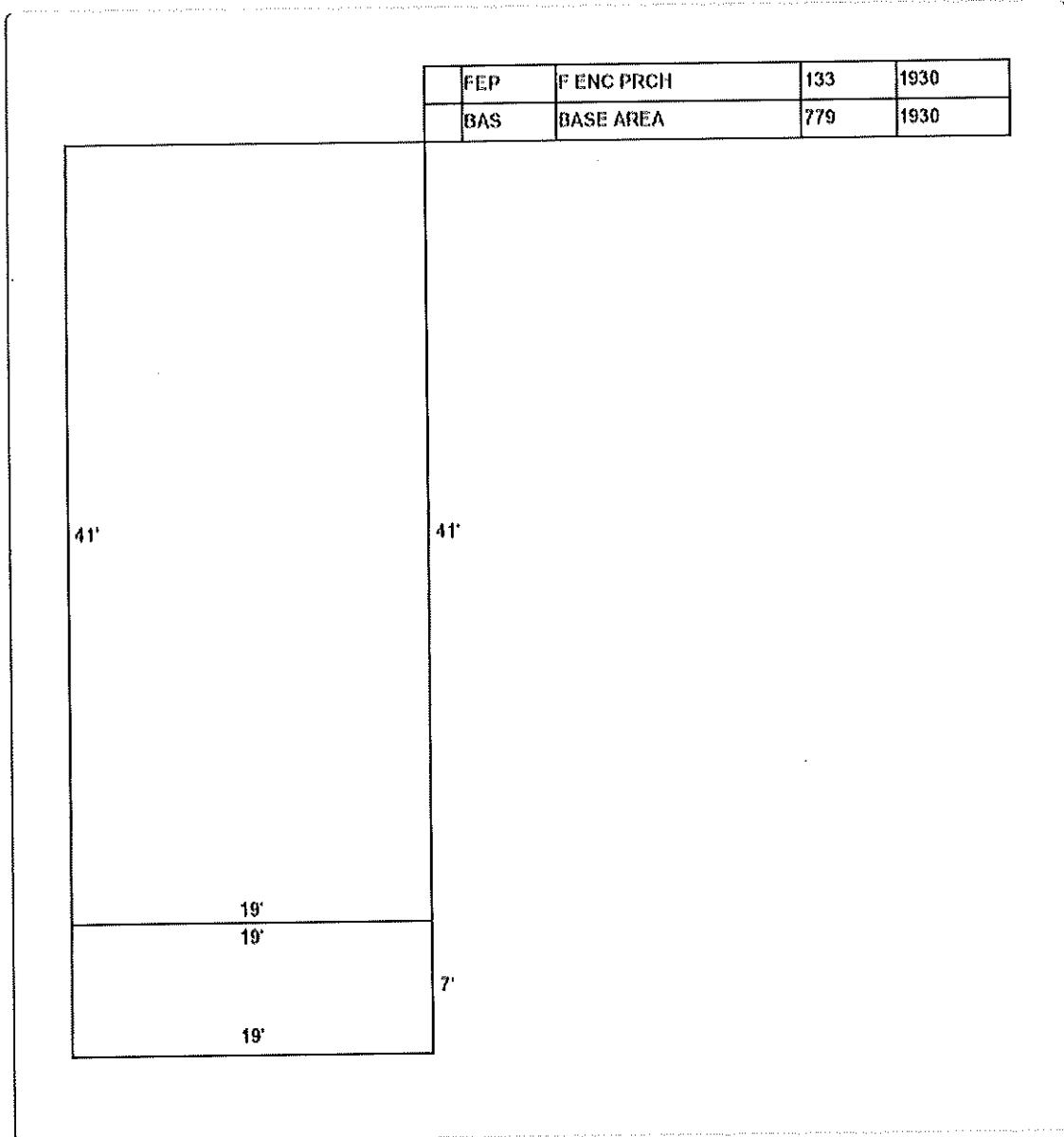
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



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

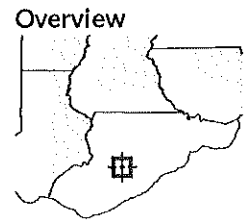
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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


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

Last Data Upload: 1/4/2021, 8:00:51 AM

Version 2.3.99



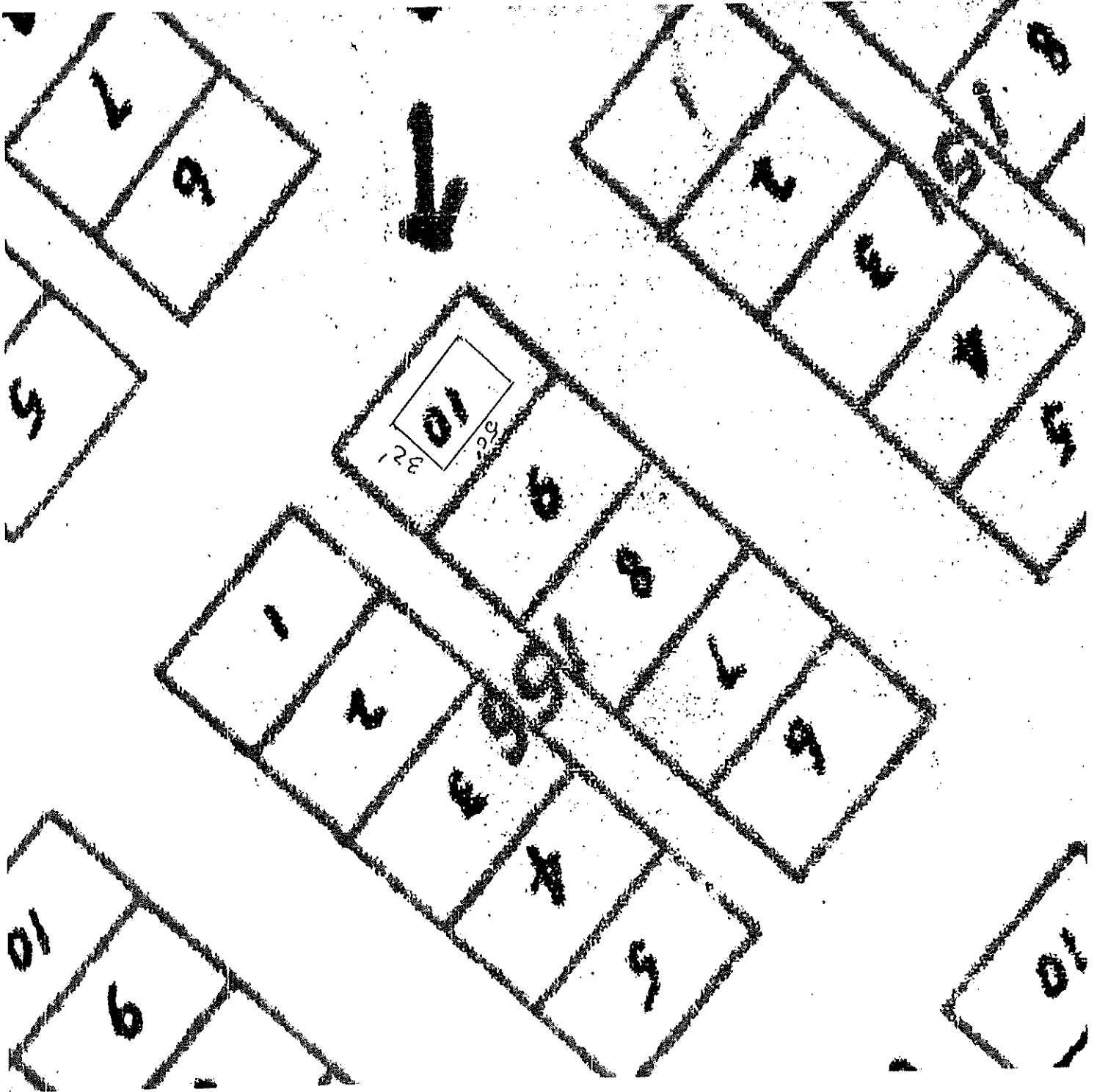


- Legend
-  Parcels
 -  Roads
 -  City Labels

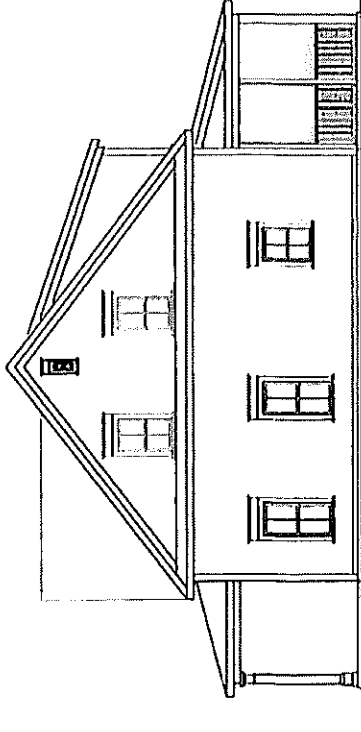
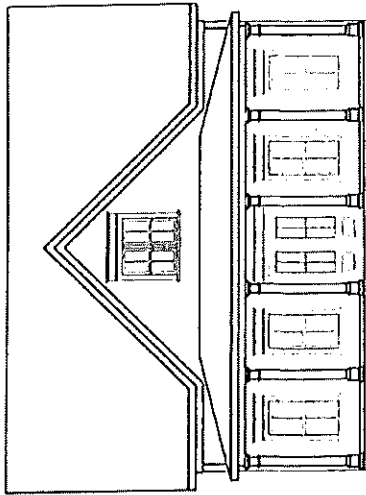
Parcel ID	01-09S-08W-8330-0156-0100	Alternate ID	08W09S01833001560100	Owner Address	ESCOBAR ELISEO JIMENEZ
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		PEREZ HERMINIA WROS
Property Address	201 11TH ST	Acreage	n/a		328 22ND AVENUE
					APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 156 LOT 10 306/303 780/615 (Note: Not to be used on legal documents)				

Date created: 1/4/2021
 Last Data Uploaded: 1/4/2021 8:00:51 AM

Developed by  **Schneider**
 GEOSPATIAL



A NEW HOME FOR ROSA JIMENEZ



SHEET INDEX

- A-1 FOUNDATION PLAN AND DETAILS
- A-2 FIRST AND SECOND FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 ROOF PLAN
- E-1 ELECTRICAL LIGHTING PLANS
- E-2 ELECTRICAL POWER PLANS

W.D. DUNCAN DESIGNS
 ARCHITECTURAL, INTERIOR, AND EXTERIOR
 1811 ROAD 90, WINTER HAVEN, FLORIDA 33908
 (813) 939-0708
 FAX: (813) 939-0708
 EMAIL: duncan1@juno.com



A NEW HOME FOR
 ROSA JIMENEZ
 APALACHICOLA
 FLORIDA

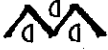
DATE:

SCALE:

SHEET NUMBER:

1 - 1

W.D. DUNCAN DESIGNS
ARCHITECTURAL PLANNING AND DESIGN
222 E. 10th St., Panama City, Florida 32401
TEL: (904) 966-0700
EMAIL: wduncan@panamacity.com



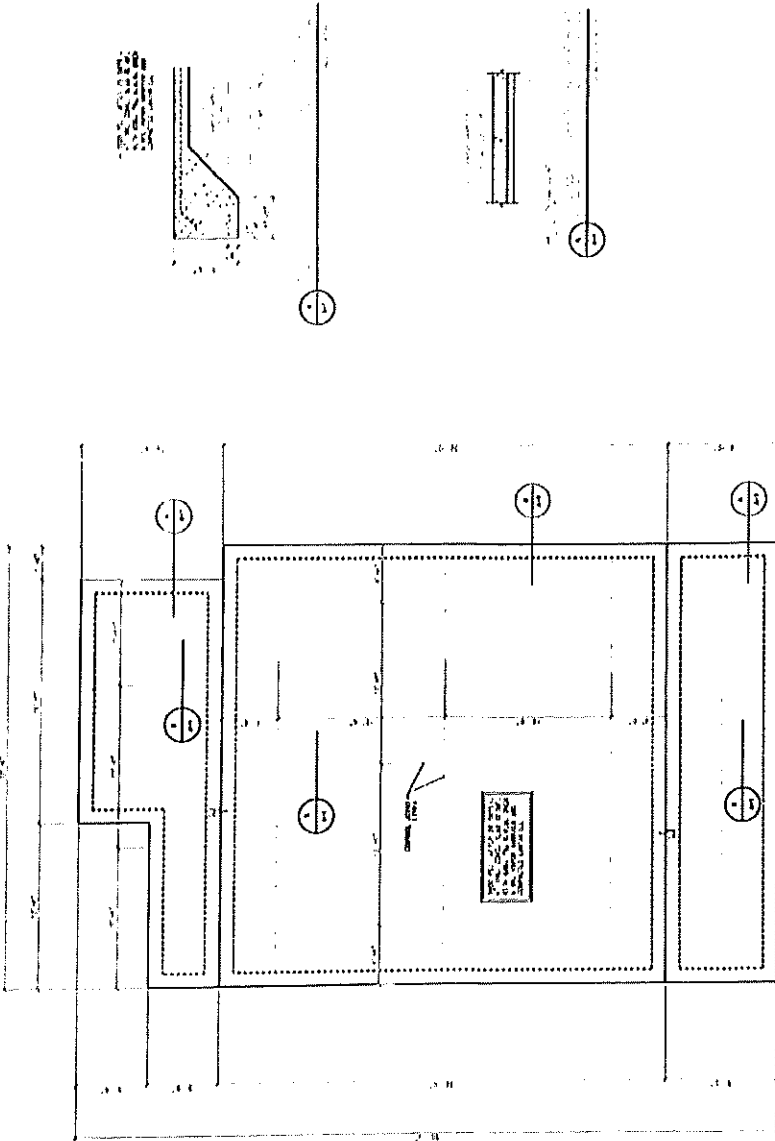
A NEW HOME FOR
ROSA JIMENEZ
APALACHICOLA
FLORIDA

DATE: 10/10/10

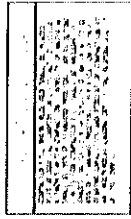
SCALE: 1/8" = 1'-0"

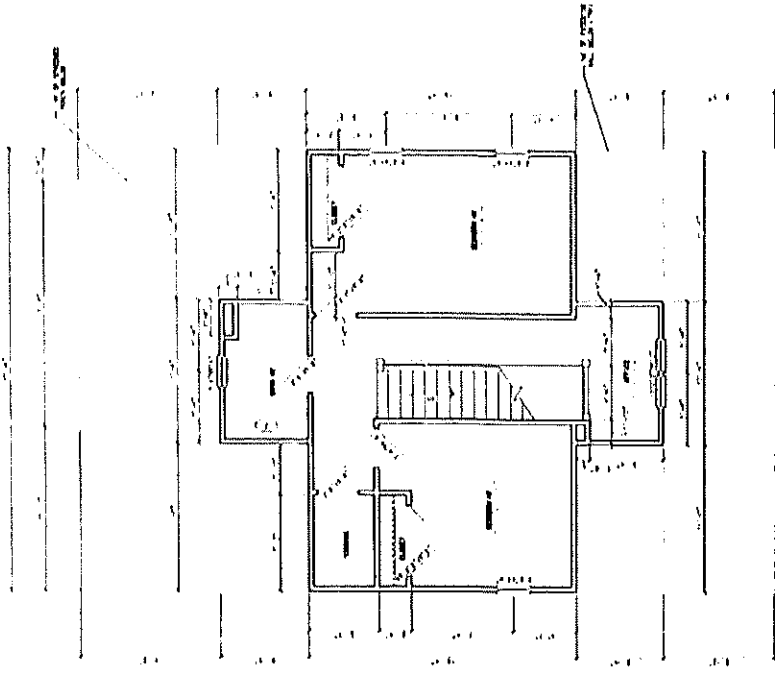
SHEET NUMBER:

A-1

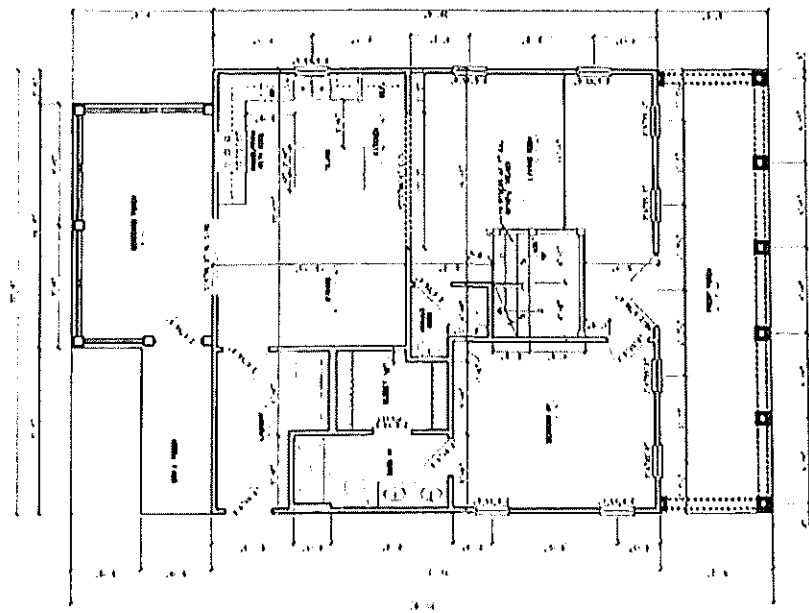


FOUNDATION PLAN

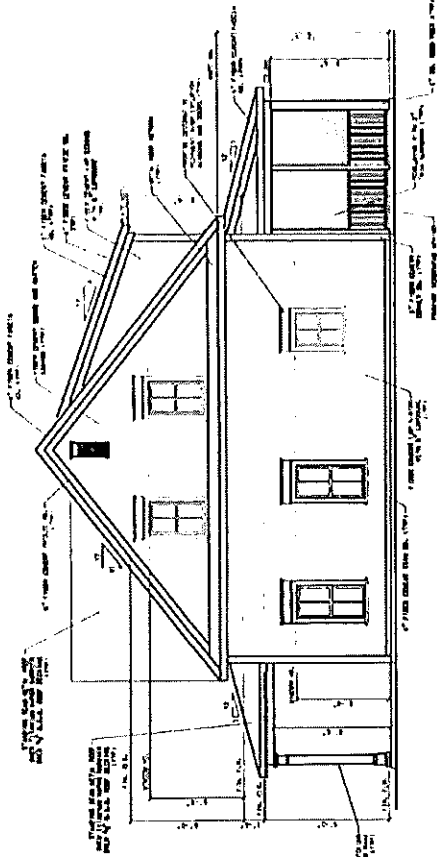




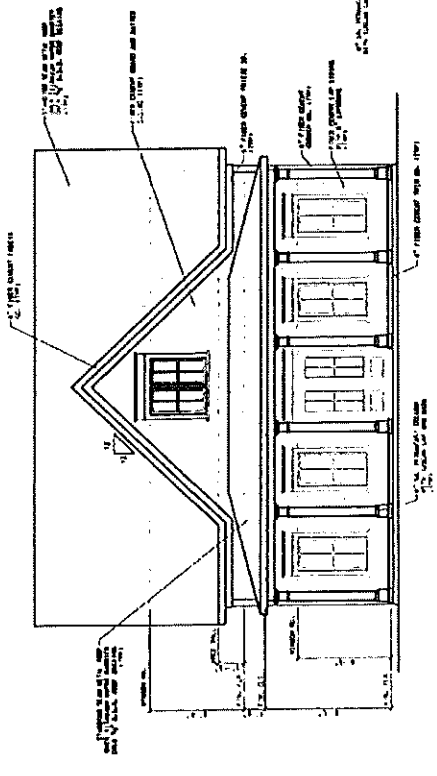
SECOND FLOOR PLAN



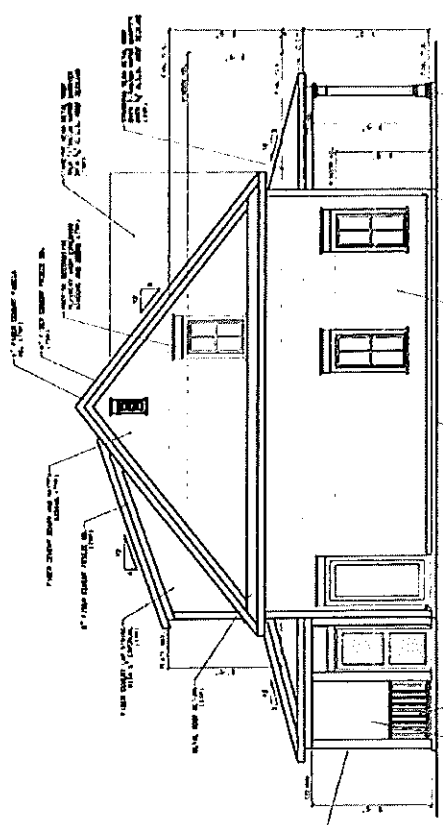
FIRST FLOOR PLAN



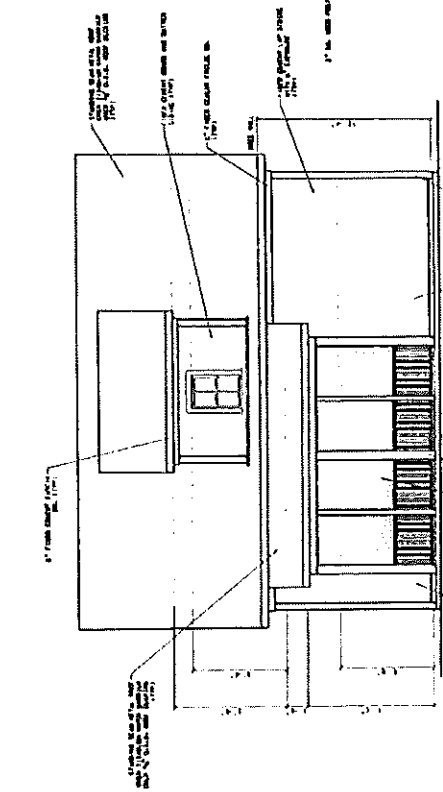
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



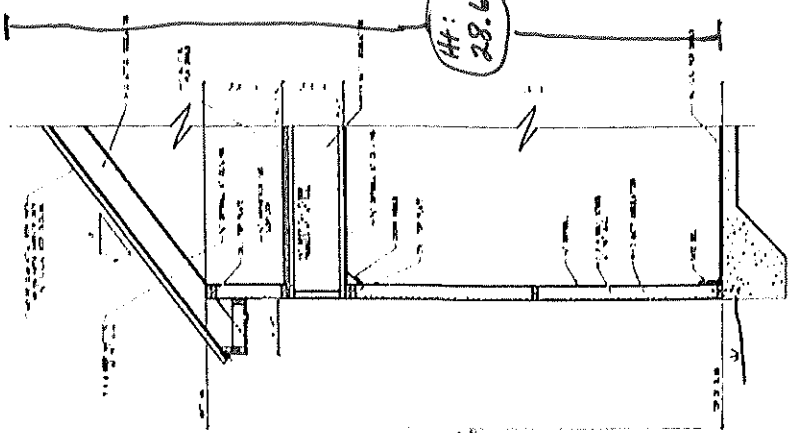
LEFT ELEVATION

W.D. DUNCAN DESIGNS
 ARCHITECTURAL DRAFTING AND DESIGN
 222 S.W. 11TH AVENUE, SUITE 1000, MIAMI, FL 33135
 (305) 371-1111
 WWW.WDDDESIGNS.COM

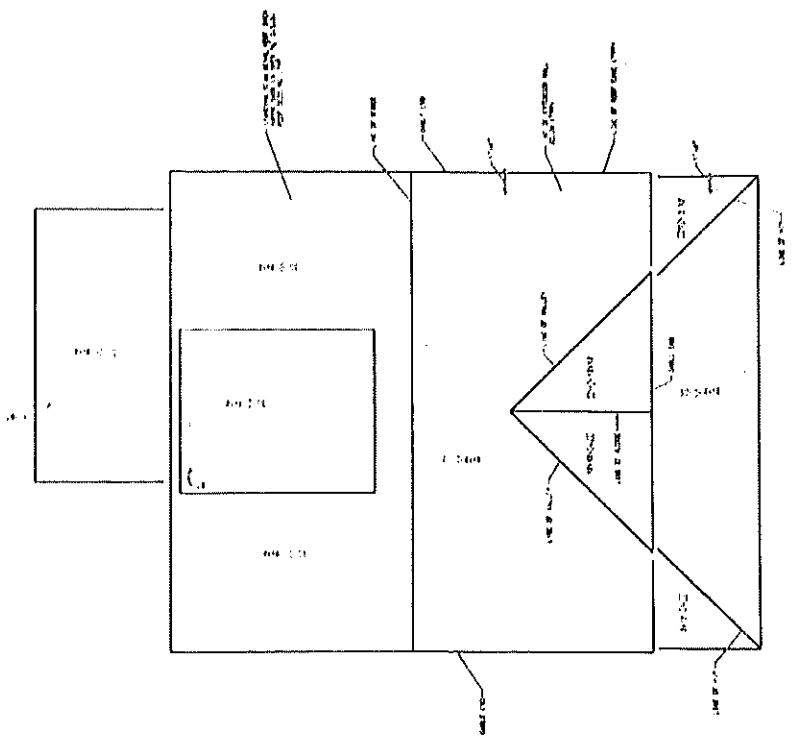


A NEW HOME FOR
 ROSA JIMENEZ
 FLORIDA
 APALACHICOLA

DATE: 01-10-2018
 SHEET: 1 OF 1
 A-4



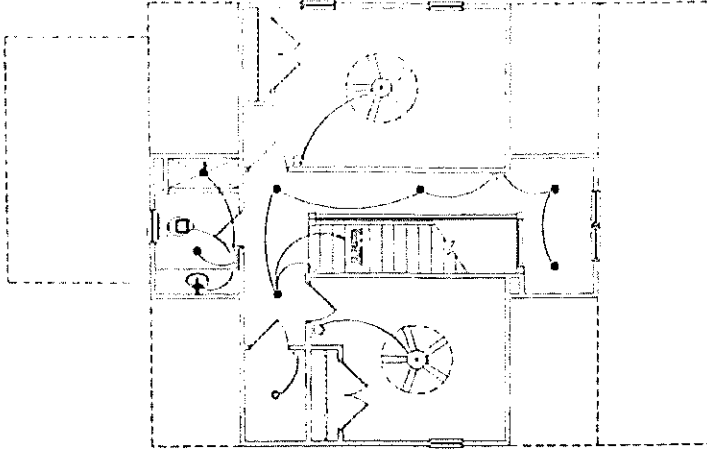
TYP. RAFTER SECTION



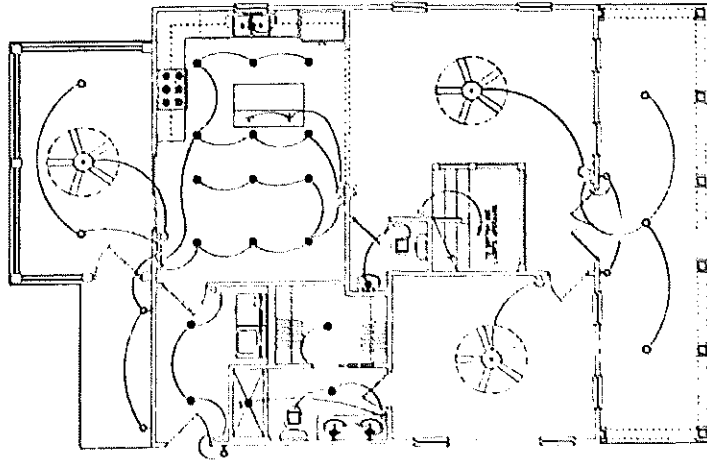
ROOF PLAN



ELECTRICAL LEGEND	
LINEAR DIMENSIONS	SEE PLAN
DOOR SWING	SEE PLAN
WALL THICKNESS	SEE PLAN
CEILING THICKNESS	SEE PLAN
FLOOR THICKNESS	SEE PLAN
STAIR THICKNESS	SEE PLAN
TRAP	SEE PLAN
TOILET	SEE PLAN
BATH	SEE PLAN
KITCHEN	SEE PLAN
BREAKFAST ROOM	SEE PLAN
LIVING ROOM	SEE PLAN
DINING ROOM	SEE PLAN
SLEEPING PORCH	SEE PLAN
HALL	SEE PLAN
CLOSET	SEE PLAN
STAIR	SEE PLAN
SWITCH	SEE PLAN
RECEPTACLE	SEE PLAN
FAN	SEE PLAN
LIGHT FIXTURE	SEE PLAN
CEILING FAN	SEE PLAN
TRAP	SEE PLAN
TOILET	SEE PLAN
BATH	SEE PLAN
KITCHEN	SEE PLAN
BREAKFAST ROOM	SEE PLAN
LIVING ROOM	SEE PLAN
DINING ROOM	SEE PLAN
SLEEPING PORCH	SEE PLAN
HALL	SEE PLAN
CLOSET	SEE PLAN
STAIR	SEE PLAN
SWITCH	SEE PLAN
RECEPTACLE	SEE PLAN
FAN	SEE PLAN
LIGHT FIXTURE	SEE PLAN
CEILING FAN	SEE PLAN



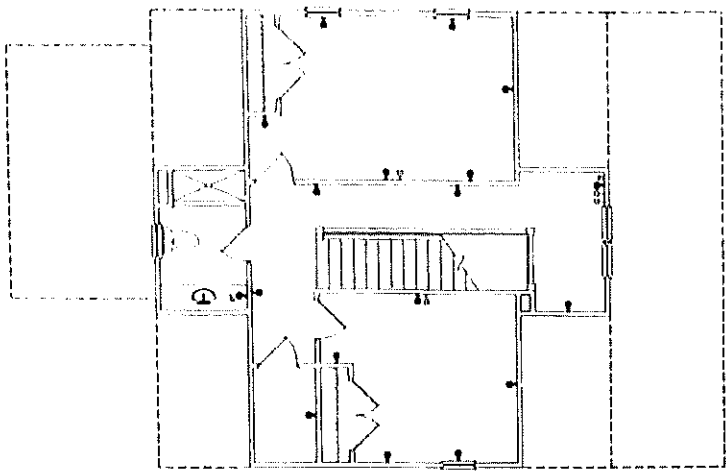
SECOND FLOOR ELECTRICAL LIGHTING PLAN



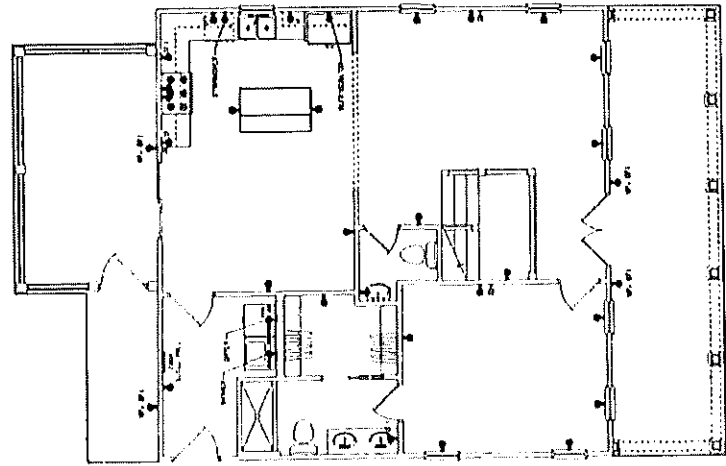
FIRST FLOOR ELECTRICAL LIGHTING PLAN

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	120V 15A BRN. CTR. BRK.
(Symbol)	120V 20A BRN. CTR. BRK.
(Symbol)	120V 30A BRN. CTR. BRK.
(Symbol)	120V 40A BRN. CTR. BRK.
(Symbol)	120V 50A BRN. CTR. BRK.
(Symbol)	120V 60A BRN. CTR. BRK.
(Symbol)	120V 75A BRN. CTR. BRK.
(Symbol)	120V 100A BRN. CTR. BRK.
(Symbol)	120V 150A BRN. CTR. BRK.
(Symbol)	120V 200A BRN. CTR. BRK.
(Symbol)	120V 250A BRN. CTR. BRK.
(Symbol)	120V 300A BRN. CTR. BRK.
(Symbol)	120V 350A BRN. CTR. BRK.
(Symbol)	120V 400A BRN. CTR. BRK.
(Symbol)	120V 450A BRN. CTR. BRK.
(Symbol)	120V 500A BRN. CTR. BRK.
(Symbol)	120V 550A BRN. CTR. BRK.
(Symbol)	120V 600A BRN. CTR. BRK.
(Symbol)	120V 650A BRN. CTR. BRK.
(Symbol)	120V 700A BRN. CTR. BRK.
(Symbol)	120V 750A BRN. CTR. BRK.
(Symbol)	120V 800A BRN. CTR. BRK.
(Symbol)	120V 850A BRN. CTR. BRK.
(Symbol)	120V 900A BRN. CTR. BRK.
(Symbol)	120V 950A BRN. CTR. BRK.
(Symbol)	120V 1000A BRN. CTR. BRK.
(Symbol)	120V 1050A BRN. CTR. BRK.
(Symbol)	120V 1100A BRN. CTR. BRK.
(Symbol)	120V 1150A BRN. CTR. BRK.
(Symbol)	120V 1200A BRN. CTR. BRK.
(Symbol)	120V 1250A BRN. CTR. BRK.
(Symbol)	120V 1300A BRN. CTR. BRK.
(Symbol)	120V 1350A BRN. CTR. BRK.
(Symbol)	120V 1400A BRN. CTR. BRK.
(Symbol)	120V 1450A BRN. CTR. BRK.
(Symbol)	120V 1500A BRN. CTR. BRK.
(Symbol)	120V 1550A BRN. CTR. BRK.
(Symbol)	120V 1600A BRN. CTR. BRK.
(Symbol)	120V 1650A BRN. CTR. BRK.
(Symbol)	120V 1700A BRN. CTR. BRK.
(Symbol)	120V 1750A BRN. CTR. BRK.
(Symbol)	120V 1800A BRN. CTR. BRK.
(Symbol)	120V 1850A BRN. CTR. BRK.
(Symbol)	120V 1900A BRN. CTR. BRK.
(Symbol)	120V 1950A BRN. CTR. BRK.
(Symbol)	120V 2000A BRN. CTR. BRK.
(Symbol)	120V 2050A BRN. CTR. BRK.
(Symbol)	120V 2100A BRN. CTR. BRK.
(Symbol)	120V 2150A BRN. CTR. BRK.
(Symbol)	120V 2200A BRN. CTR. BRK.
(Symbol)	120V 2250A BRN. CTR. BRK.
(Symbol)	120V 2300A BRN. CTR. BRK.
(Symbol)	120V 2350A BRN. CTR. BRK.
(Symbol)	120V 2400A BRN. CTR. BRK.
(Symbol)	120V 2450A BRN. CTR. BRK.
(Symbol)	120V 2500A BRN. CTR. BRK.
(Symbol)	120V 2550A BRN. CTR. BRK.
(Symbol)	120V 2600A BRN. CTR. BRK.
(Symbol)	120V 2650A BRN. CTR. BRK.
(Symbol)	120V 2700A BRN. CTR. BRK.
(Symbol)	120V 2750A BRN. CTR. BRK.
(Symbol)	120V 2800A BRN. CTR. BRK.
(Symbol)	120V 2850A BRN. CTR. BRK.
(Symbol)	120V 2900A BRN. CTR. BRK.
(Symbol)	120V 2950A BRN. CTR. BRK.
(Symbol)	120V 3000A BRN. CTR. BRK.
(Symbol)	120V 3050A BRN. CTR. BRK.
(Symbol)	120V 3100A BRN. CTR. BRK.
(Symbol)	120V 3150A BRN. CTR. BRK.
(Symbol)	120V 3200A BRN. CTR. BRK.
(Symbol)	120V 3250A BRN. CTR. BRK.
(Symbol)	120V 3300A BRN. CTR. BRK.
(Symbol)	120V 3350A BRN. CTR. BRK.
(Symbol)	120V 3400A BRN. CTR. BRK.
(Symbol)	120V 3450A BRN. CTR. BRK.
(Symbol)	120V 3500A BRN. CTR. BRK.
(Symbol)	120V 3550A BRN. CTR. BRK.
(Symbol)	120V 3600A BRN. CTR. BRK.
(Symbol)	120V 3650A BRN. CTR. BRK.
(Symbol)	120V 3700A BRN. CTR. BRK.
(Symbol)	120V 3750A BRN. CTR. BRK.
(Symbol)	120V 3800A BRN. CTR. BRK.
(Symbol)	120V 3850A BRN. CTR. BRK.
(Symbol)	120V 3900A BRN. CTR. BRK.
(Symbol)	120V 3950A BRN. CTR. BRK.
(Symbol)	120V 4000A BRN. CTR. BRK.
(Symbol)	120V 4050A BRN. CTR. BRK.
(Symbol)	120V 4100A BRN. CTR. BRK.
(Symbol)	120V 4150A BRN. CTR. BRK.
(Symbol)	120V 4200A BRN. CTR. BRK.
(Symbol)	120V 4250A BRN. CTR. BRK.
(Symbol)	120V 4300A BRN. CTR. BRK.
(Symbol)	120V 4350A BRN. CTR. BRK.
(Symbol)	120V 4400A BRN. CTR. BRK.
(Symbol)	120V 4450A BRN. CTR. BRK.
(Symbol)	120V 4500A BRN. CTR. BRK.
(Symbol)	120V 4550A BRN. CTR. BRK.
(Symbol)	120V 4600A BRN. CTR. BRK.
(Symbol)	120V 4650A BRN. CTR. BRK.
(Symbol)	120V 4700A BRN. CTR. BRK.
(Symbol)	120V 4750A BRN. CTR. BRK.
(Symbol)	120V 4800A BRN. CTR. BRK.
(Symbol)	120V 4850A BRN. CTR. BRK.
(Symbol)	120V 4900A BRN. CTR. BRK.
(Symbol)	120V 4950A BRN. CTR. BRK.
(Symbol)	120V 5000A BRN. CTR. BRK.



SECOND FLOOR ELECTRICAL POWER PLAN



FIRST FLOOR ELECTRICAL POWER PLAN



STREET

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

STREET

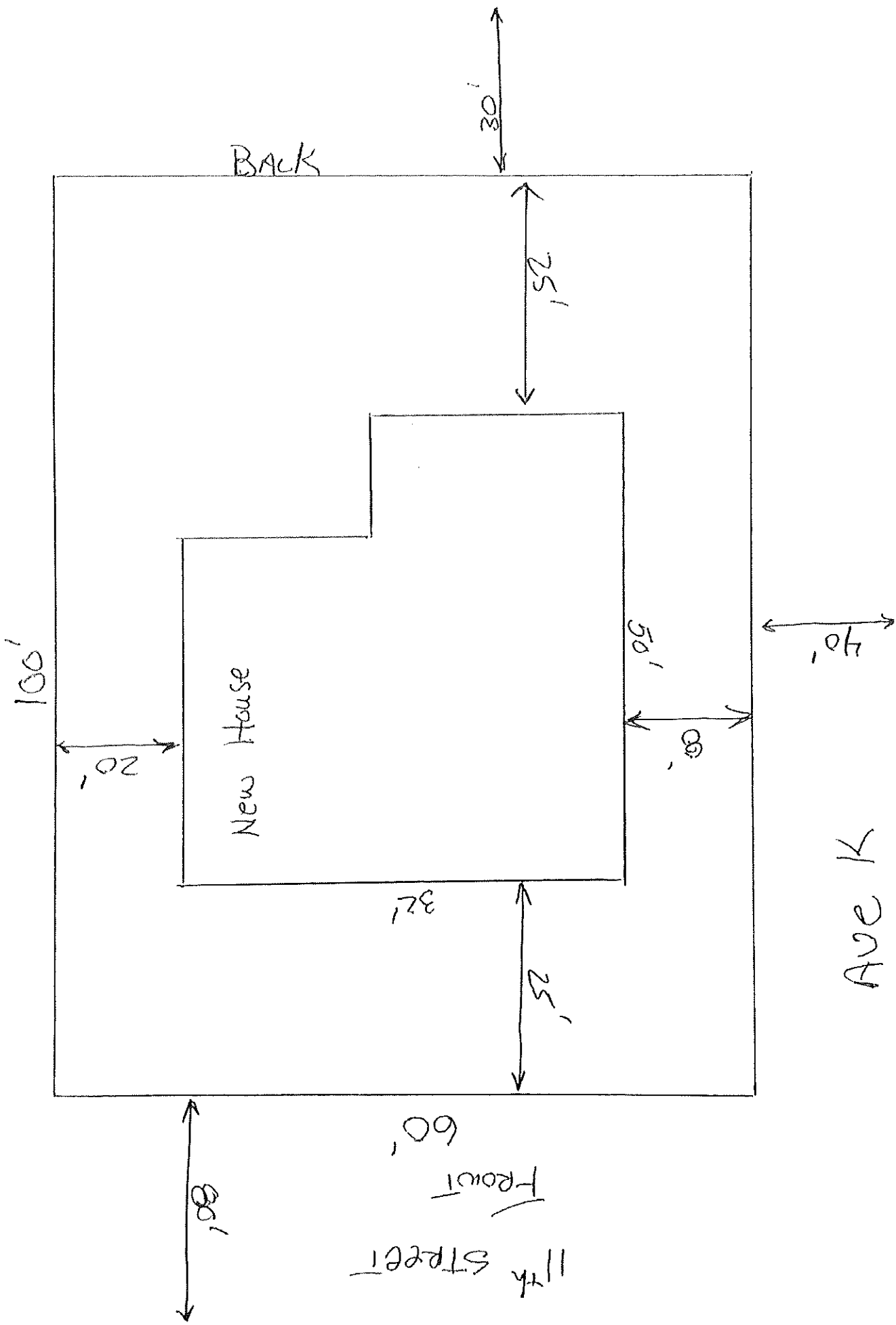
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

House



COURT-HOUSE
WASHINGTON
SQUARE
FRANKLIN COUNTY

Lot size is INSIDE all OFFSETS



#5

166 13th St

New Home

Sherman Properties

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner: Mellissie Ray & Willie Smith
Address: 152 20th ST
City: Apalachicola State: FL Zip: 32320
Phone: (850) 323-0874

CONTRACTOR INFORMATION

Contractors Name: America's Home Place
State License # _____ City License # Christine
Email Address: s.brett@america'shomeplace.com
Phone: (850) 309-0800

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: 166 13th ST City & State: Apalachicola Zip: 32320
[] Historic District [x] Non-Historic District Zoning District: _____
Parcel #: 01-095-08W-8330-0139-0030 Block(s): 139 Lot(s): 3
FEMA Flood Zone/Panel #: 120089
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:
Front: 15 Rear: 25 Side: 15 Lot Coverage: 1397
Water Available: Yes Sewer Available: Yes Taps Paid: Yes

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

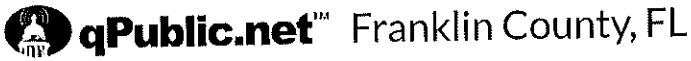
NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

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

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

new construction, single family, 4,397 sq. ft.
 under roof. 3 BR 2 bath. Frame built on
 site construction

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Royal Crest	Fiber Cement board vinyl siding	
Doors		solid insulated fiberglass	
Windows		double pane LOW-E, Argon gas	
Roofing	Certaineed	30 yr. Architectural asphalt shingle	
Trim	Royal Crest	Vinyl Siding	
Foundation		monolithic cement pad	
Shutters		Vinyl raised panel	
Porch/Deck		CEMENT	
Fencing	NA		
Driveways/Sidewalks	NA		
Other	NA		



Parcel Summary

Parcel ID 01-09S-08W-8330-0139-0030
 Location Address 32320
 Brief Tax Description* BL 139 LOT 3 OR 109/391 OR 163/211 466/71 581/672 637/352 643/217
 *The Description above is not to be used on legal documents.
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
Pdb Sherman Properties Ltd
 2604 Lucerne Dr
 Tallahassee, FL 323032212

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	60.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/06/2000	\$896,000	WD	643	217	Unqualified (U)	Vacant	SHERMAN	PDB SHERMAN PROPERTIES LTD
N	04/12/2000	\$12,500	WD	637	352	Qualified (Q)	Vacant	APALACHICOLA RENAISSANCE	SHERMAN
N	08/22/1994	\$5,500	WD	466	71	Qualified (Q)	Vacant	MYERS	VAIL

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$24,000	\$24,000	\$24,000	\$30,000	\$18,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$24,000	\$24,000	\$24,000	\$30,000	\$18,000
Assessed Value	\$24,000	\$23,958	\$21,780	\$19,800	\$18,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$24,000	\$23,958	\$21,780	\$19,800	\$18,000
Maximum Save Our Homes Portability	\$0	\$42	\$2,220	\$10,200	\$0

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

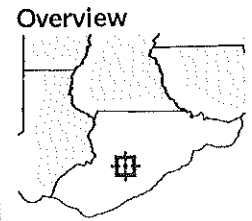
TRIM Notice 2020

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

TRIM Notice 2019

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

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



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0139-0030	Alternate ID	08W09S01833001390030	Owner Address	PDB SHERMAN PROPERTIES LTD
Sec/Twp/Rng	1-9S-8W	Class	VACANT		2604 LUCERNE DR
Property Address		Acreage	n/a		TALLAHASSEE, FL 32303-2212
District	3				
Brief Tax Description	BL 139 LOT 3 OR 109/391 (Note: Not to be used on legal documents)				

Date created: 12/4/2020
Last Data Uploaded: 12/4/2020 7:46:21 AM

Developed by  **Schneider**
GEOSPATIAL

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:

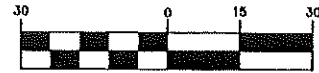
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development 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.

11-30-2020
DATE

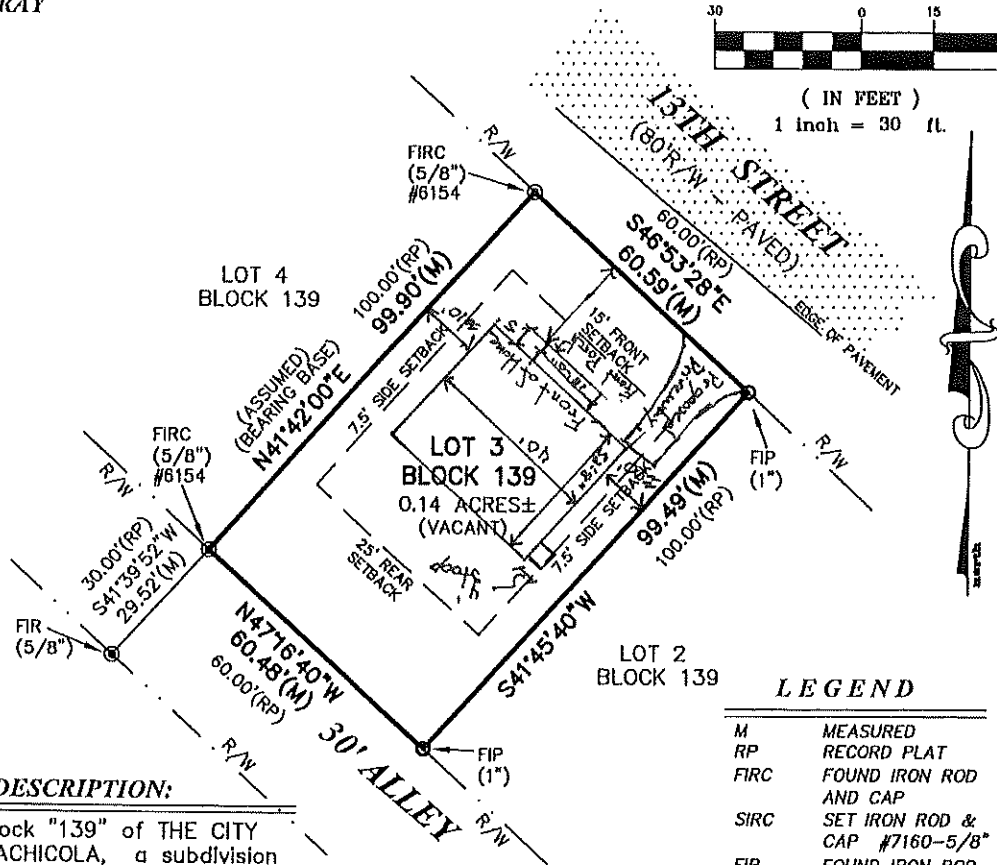

SIGNATURE OF APPLICANT

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MELISSE RAY**

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LEGAL DESCRIPTION:

Lot 3, Block "139" of THE CITY OF APALACHICOLA, a subdivision 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 plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwestery boundary of subject parcel having an assumed bearing of North 41 degrees 42 minutes 00 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. ELEVATIONS depicted hereon were established using NAVD 1988 datum.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

FLOOD ZONE INFORMATION:

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

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 6J-17.051/052).

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

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4281

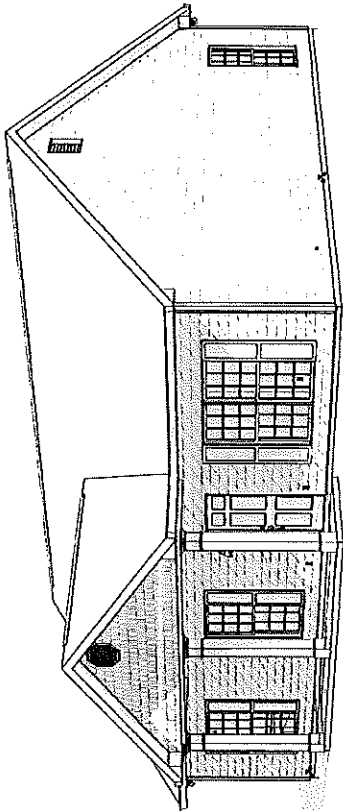


Thurman Roddenberry & Associates, Inc.

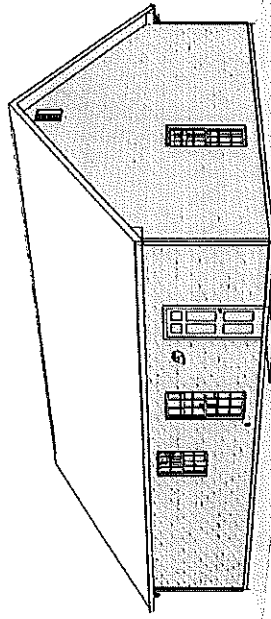
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 910-947-2531 FAX NUMBER: 910-947-1101
LD # 7160

DATE: 11/18/20	DRAWN BY: BB	N.B.541 PG.07	COUNTY: FRANKLIN
FILE: 20939.DWG	DATE OF LAST FIELD WORK: 11/13/20	CHECKED BY: SP	JOB NUMBER: 20-939

SHEET LIST - DESIGN	
SHEET NUMBER	SHEET NAME
DP-0	DESIGN COVER SHEET
DP-1	FRONT & REAR ELEVATIONS
DP-2	LEFT & RIGHT ELEVATIONS
DP-3	FLOOR PLAN
DP-4	ELECTRICAL PLAN



① FRONT PERSPECTIVE - DESIGN



② REAR PERSPECTIVE - DESIGN

THESE FINAL DESIGN PLANS ARE INTENDED TO SHOW LAYOUT AND STYLE ONLY. ACTUAL DIMENSIONS MAY VARY SLIGHTLY. GRADE SPACING AND FINISHES ARE APPROXIMATE. DIMENSIONS DO NOT NECESSARILY REFLECT FINAL GRADE. SIGNATURE INDICATES APPROVAL AND ACCEPTANCE OF THESE FINAL DESIGN PLANS.

OWNER SIGNATURE _____

OWNER SIGNATURE _____

CREATION DATE _____

OWNER AND CONTRACTOR AGREE THAT THESE SIGNED FINAL DESIGN PLANS SHALL SUPERSEDE ANY PREVIOUSLY SIGNED FINAL DESIGN PLANS.

SHEET NUMBER: DP-0 SCALE: 1" = 16' PAPER SIZE: 11" x 17"		PROPERTY OF: [Logo] CHECKED BY: [Signature] DRAWN BY: [Signature]		JOB: 43-18-038 FOUNDATION TYPE: MONOSLAB PRINT DATE: 11/23/18		OFFICE: SALES OFFICE SOLD BY: [Signature] BO: [Signature]	
AREAS: FIRST FLOOR HEATED: 1,307 SF COVERED PORCH: 80 SF TOTAL W/REAR ROOF: 1,387 SF PATIO: 16 SF TOTAL UNCOVERED: 14 SF		DESIGNER: [Signature] DATE: 11/23/18		PROJECT: [Signature] DATE: 11/23/18		TOTAL UNCOVERED: 14 SF PATIO: 16 SF COVERED PORCH: 80 SF TOTAL W/REAR ROOF: 1,387 SF	

TO REPORT COPYRIGHT VIOLATIONS CALL (773) 344-1111 OR THE U.S. PATENT AND TRADEMARK OFFICE. IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT, \$100 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.

NET PAPER SIZE: 11" x 17" ON 11" x 17" PAPER. SIZE ENLARGE PRINTS TO 200%.

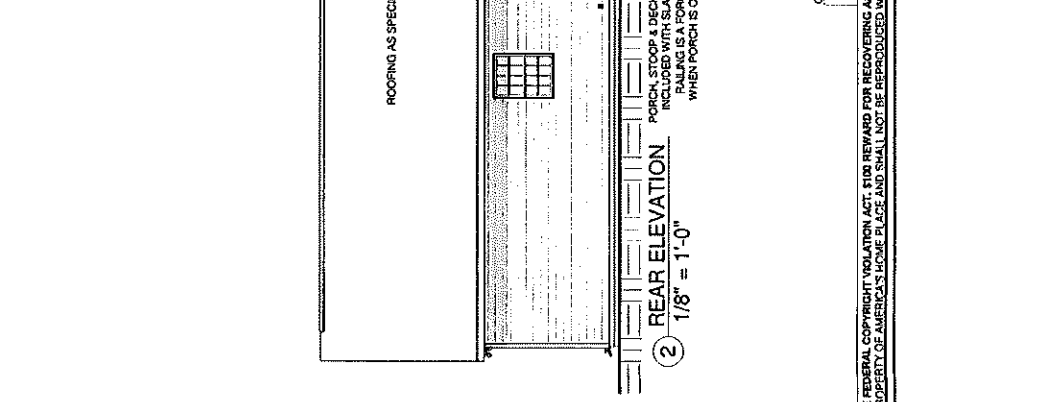
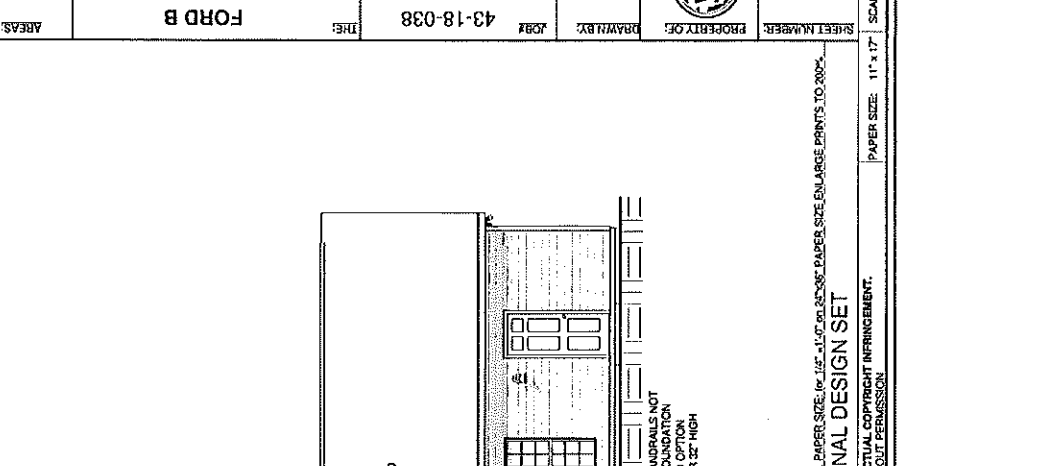
FINAL DESIGN SET

<p>THESE FINAL DESIGN PLANS ARE INTENDED TO SHOW LAYOUT AND STYLE ONLY. ACTUAL DIMENSIONS MAY VARY SLIGHTLY. GRADE SHOWN IS THE FINISHED GRADE. DIMENSIONS ARE GIVEN UNLESS NOT NECESSARILY REFLECT FINAL GRADE. SIGNATURE INDICATES APPROVAL AND ACCEPTANCE OF THESE FINAL DESIGN PLANS.</p>
<p>OWNER SIGNATURE</p>
<p>OWNER SIGNATURE</p>
<p>CREATION DATE:</p>
<p>OWNER AND CONTRACTOR AGREE THAT THESE SIGNED FINAL DESIGN PLANS SHALL SUPERSEDE ANY PREVIOUSLY SIGNED FINAL DESIGN PLANS.</p>

<p>REVISION NUMBER</p>	<p>REVISION DESCRIPTION</p>

<p>OFFICE: SALES OFFICE</p>	<p>BO</p>
<p>DESIGNER:</p>	<p> </p>
<p>CHECKED BY:</p>	<p> </p>
<p>DATE:</p>	<p> </p>
<p>PROJECT:</p>	<p>FORD B</p>
<p>AREA:</p>	<p> </p>
<p>FIRST FLOOR HEATED</p>	<p>1,302 SF</p>
<p>COVERED PORCH</p>	<p>90 SF</p>
<p>TOTAL UNDER ROOF</p>	<p>1,392 SF</p>
<p>PATIO</p>	<p>16 SF</p>
<p>TOTAL UNCOVERED:</p>	<p>16 SF</p>

<p>PROPERTY NO.</p>	<p>43-18-038</p>
<p>DATE:</p>	<p>11/26/18</p>
<p>PROJECT DATE:</p>	<p>11/26/18</p>
<p>FOUNDATION TYPE:</p>	<p>MONOSLAB</p>
<p>CHECKED BY:</p>	<p> </p>
<p>UNLESS OTHERWISE NOTED</p>	<p> </p>
<p>2x4</p>	<p> </p>
<p>1097</p>	<p> </p>
<p>DRAWN BY:</p>	<p> </p>
<p>PROPERTY NO.</p>	<p> </p>



TO REPORT COPYRIGHT VIOLATIONS CALL (770)932-1108. THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$100 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. EXCEPT AS ALL RIGHTS RESERVED. NOT BE REPRODUCED WITHOUT PERMISSION.

DET. PAPER SIZE: 10 1/2" x 15 1/2" 24 3/8" 24 3/8" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL DESIGN SET

1/8" = 1'-0"

FRONT ELEVATION

ROOFING AS SPECIFIED

SHAKES AS SPECIFIED

RAILING IS A FORCED OPTION WHEN PORCH IS OVER 32" HIGH

PORCH STOOP & DECK HANDRAILS NOT INCLUDED WITH SLAB FOUNDATION

1

REAR ELEVATION

ROOFING AS SPECIFIED

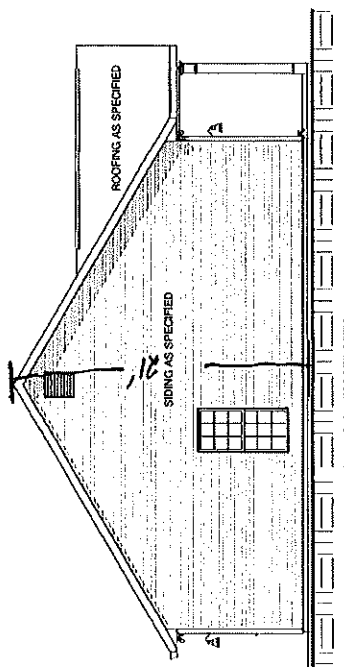
PORCH STOOP & DECK HANDRAILS NOT INCLUDED WITH SLAB FOUNDATION

RAILING IS A FORCED OPTION WHEN PORCH IS OVER 32" HIGH

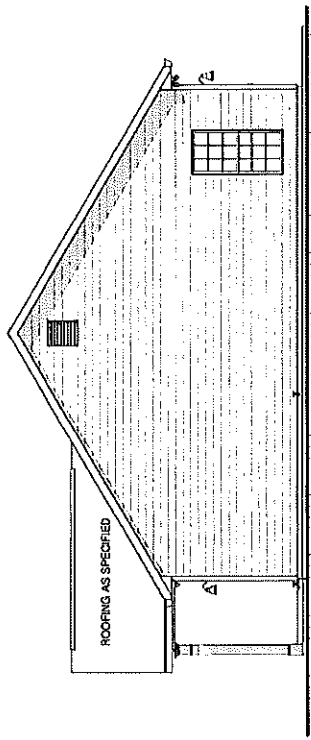
2

1/8" = 1'-0"

peak height is 21'



① LEFT ELEVATION
1/8" = 1'-0"



② RIGHT ELEVATION
1/8" = 1'-0"

THESE FINAL DESIGN PLANS ARE INTENDED TO SHOW LAYOUT AND STYLE ONLY. ACTUAL DIMENSIONS MAY VARY SLIGHTLY. GRADE SHOWN IS BASED UPON THE INFORMATION PROVIDED AND DOES NOT SHOW ANY FIELD MEASUREMENTS. GRADE SIGNATURE AND APPROVAL AND ACCEPTANCE OF THESE FINAL DESIGN PLANS.

OWNER SIGNATURE _____

OWNER SIGNATURE _____

CREATION DATE _____

OWNER AND CONTRACTOR AGREE THAT THESE SIGNED FINAL DESIGN PLANS SHALL SUPERSEDE ANY PREVIOUSLY SIGNED FINAL DESIGN PLANS.

<p>PROPERTY OF: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>PRINT DATE: 11/02/18</p> <p>FOUNDATION TYPE: MONOSLAB</p>		<p>JOB# 43-18-038</p> <p>DATE: 11/02/18</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PAPER SIZE: 11" x 17"</p>
<p>LEFT & RIGHT ELEVATIONS</p> <p>DP-2</p> <p>SHEET NUMBER</p>		<p>TO REPORT COPYRIGHT VIOLATIONS CALL (770) 555-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF AMERICA'S HOME PLACE, INC. IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$100 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. ALL RIGHTS RESERVED. NOTE: VIOLATORS OF THE COPYRIGHT WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS WORK IS THE INTELLECTUAL PROPERTY OF AMERICA'S HOME PLACE AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION.</p>
<p>OFFICE: SALES OFFICE</p> <p>DATE: _____</p> <p>AREA: _____</p>		<p>DESIGNER: _____</p> <p>REVISION: _____</p> <p>NO. _____</p> <p>DATE _____</p>
<p>DECK: _____</p> <p>STAIRS: _____</p> <p>ROOF: _____</p> <p>FOUNDATION: _____</p> <p>FOUNDATION TYPE: MONOSLAB</p>		<p>PERMITS: _____</p> <p>REVISION: _____</p> <p>NO. _____</p> <p>DATE _____</p>
<p>COVERED PORCH: 80 SF</p> <p>TOTAL UNDER ROOF: 1,397 SF</p> <p>PAINT: 16 SF</p> <p>TOTAL UNCOVERED: 18 SF</p>		<p>OWNER SIGNATURE: _____</p> <p>OWNER SIGNATURE: _____</p> <p>CREATION DATE: _____</p> <p>OWNER AND CONTRACTOR AGREE THAT THESE SIGNED FINAL DESIGN PLANS SHALL SUPERSEDE ANY PREVIOUSLY SIGNED FINAL DESIGN PLANS.</p>

GET PAPER SIZE (9" x 12" - 11" x 15") ON LARGE PAPER SIZE ENLARGE PRINTS TO 80%.

FINAL DESIGN SET

Revision	Revision Description	Date

AREA	1,307 SF
FIRST FLOOR HEATED	1,307 SF
COVERED PORCH	88 SF
TOTAL UNDER ROOF	1,395 SF
TOTAL UNCOVERED	16 SF

OFFICE:	SALES OFFICE
SOLD BY:	BC
FL:	FL

JOB#	43-18-038
CHECKED BY:	2x4
UNLESS OTHERWISE NOTED	MONOSLAB
FOUNDATION TYPE:	118 2018
PRINT DATE:	11/9/2018
PROPERTY OF:	

FLOOR PLAN

DP-3

11" x 17" SCALE

1/8" = 1'-0"

PAPER SIZE: 11" x 17"

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

NET PAPER SIZE: 10 1/2" x 16 1/2" ON 24" X 36" PAPER SIZE ENLARGE PRINTS TO 36"

FINAL DESIGN SET

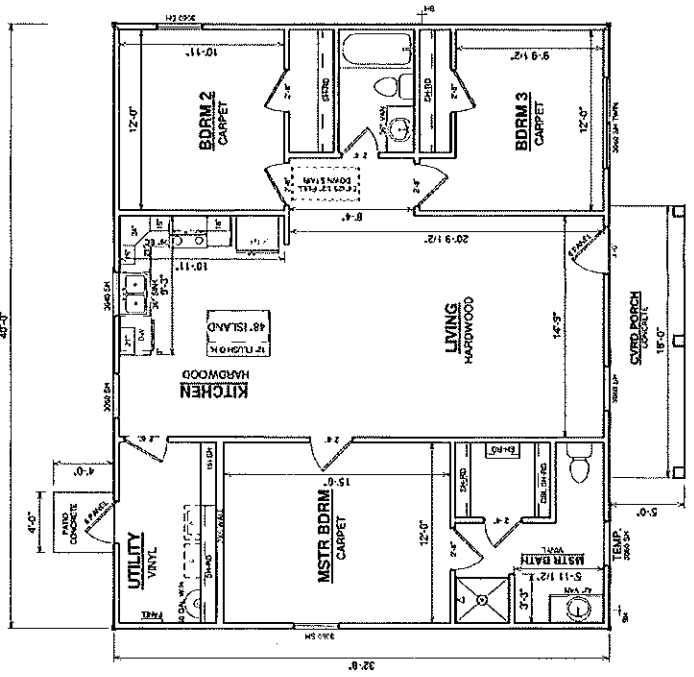
THESE FINAL DESIGN PLANS ARE INTENDED TO SHOW LAYOUT AND CONSTRUCTION DETAILS FOR THE PROPOSED WORK. THESE PLANS SHALL BE USED AS A GUIDE ONLY AND DO NOT NECESSARILY REPRESENT THE EXACT CONSTRUCTION. APPROVAL AND ACCEPTANCE OF THESE FINAL DESIGN PLANS.

OWNER SIGNATURE

OWNER SIGNATURE

CREATION DATE

OWNER AND CONTRACTOR AGREE THAT THESE SIGNED FINAL DESIGN PLANS SHALL SUPERSEDE ANY PREVIOUSLY SIGNED FINAL DESIGN PLANS.



① FIRST FLOOR PLAN
1/8" = 1'-0"

TO REPORT COPYRIGHT VIOLATIONS CALL (770) 932-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF AMERICA'S HOME PLACE, INC. IS IN VIOLATION OF THE RESIDENT COPYRIGHT VIOLATION ACT. ENR FORWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT. CONTACT ENR. ALL RIGHTS RESERVED. NO REPRODUCTIONS OF THE ENTIRE SET SHALL BE PERMITTED WITHOUT PERMISSION.

#6

210 AVE E

SHED

POINTS

✓

EPCI
CITY OF APALACHICOLA
BUILDING DEPT.

APPLICATION FOR BUILDING PERMIT

DATE: 12/11/2020 Permit # _____ Permit Fee _____
OWNER'S NAME: R. JEFFREY + KATE H. POINTS Email: rj2232@gmail.com
ADDRESS: 210 AVENUE E
CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # (502) 558-1614
FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____
CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: EARL DUGGAR
ADDRESS: 80 WADDELL ROAD
CITY, STATE & ZIP CODE: APALACHICOLA, FL 32320 PHONE # 850/653-7080
STATE LICENSE NUMBER: RR 00067401 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 210 AVENUE E, APALACHICOLA, FL 32320
PROPOSED USE OF SITE: UTILITY BUILDING

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

PROPERTY PARCEL ID # 01-095-08W-8330-0114-0040

LEGAL DESCRIPTION OF PROPERTY: West half of Lot 4 + All of Lot 5, Block "114" City of Apalachicola
IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other _____
 Addition, Alteration or Renovation to building. _____

Distance from property lines: Front 30' Rear 27' L. Side 16'
 R. Side 23'
 Cost of Construction \$ 0,000.00 Square Footage 120
 EPI _____ Flood Zone _____ Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories 1 # Of Units _____
 Type of Roof _____ Type of Walls _____ Type of Floor _____
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

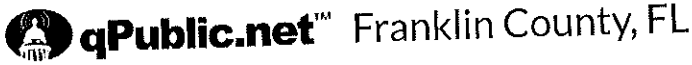
NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

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

_____ _____ Earl Nugget 12-11-20
 Signature of Owner or Agent Date Signature of Contractor Date

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

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



Parcel Summary

Parcel ID 01-09S-08W-8330-0114-0040
 Location Address 210 AVE E
 APALACHICOLA 32320
 Brief Tax Description* BL 114 W1/2 OF LOT 4 AND ALL LOT 5 CITY OF APALACHICOLA OR 130/114 227/417 243/101 295/218 405/174 448/187 568/770 1230/95
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Points Randall Jeffrey &
 Points Kate H
 323 East Market Street
 Louisville, KY 40202

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	30.00	FF	0	0
000000	VAC RES	60.00	FF	0	0

Residential Buildings

Building 1
 Type SF APALACH
 Total Area 2,886
 Heated Area 2,365
 Exterior Walls VINYL SIDE
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover HARDWOOD; CLAY TILE
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 3
 Bedrooms 4
 Stories 2
 Effective Year Built 1989

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	19 x 42 x 0	798	UT	1992
0580	BRICK WALK	1	0 x 0 x 0	24	UT	1997
0500	PATIO	1	0 x 0 x 0	340	UT	1997

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/24/2018	\$360,000	WD	1230	95	Qualified (Q)	Improved	BOND	POINTS/POINTS
N	12/19/1996	\$175,000	WD	568	770	Qualified (Q)	Improved	TRAUGER	BOND
N	03/03/1993	\$65,875	WD	405	174	Unqualified (U)	Improved	PATERSON	SMITH
N	06/02/1989	\$8,100	WD	295	218	Unqualified (U)	Vacant	PATERSON	PATERSON

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$228,995	\$232,491	\$112,874	\$112,874	\$116,076
Extra Features Value	\$2,222	\$2,222	\$2,222	\$2,222	\$2,222
Land Value	\$90,000	\$90,000	\$79,050	\$81,000	\$69,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$321,217	\$324,713	\$194,146	\$196,096	\$187,298
Assessed Value	\$321,217	\$324,713	\$169,651	\$166,176	\$162,773
Exempt Value	\$0	\$0	\$50,500	\$50,500	\$50,500
Taxable Value	\$321,217	\$324,713	\$119,151	\$115,676	\$112,273
Maximum Save Our Homes Portability	\$0	\$0	\$24,495	\$29,920	\$24,525

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

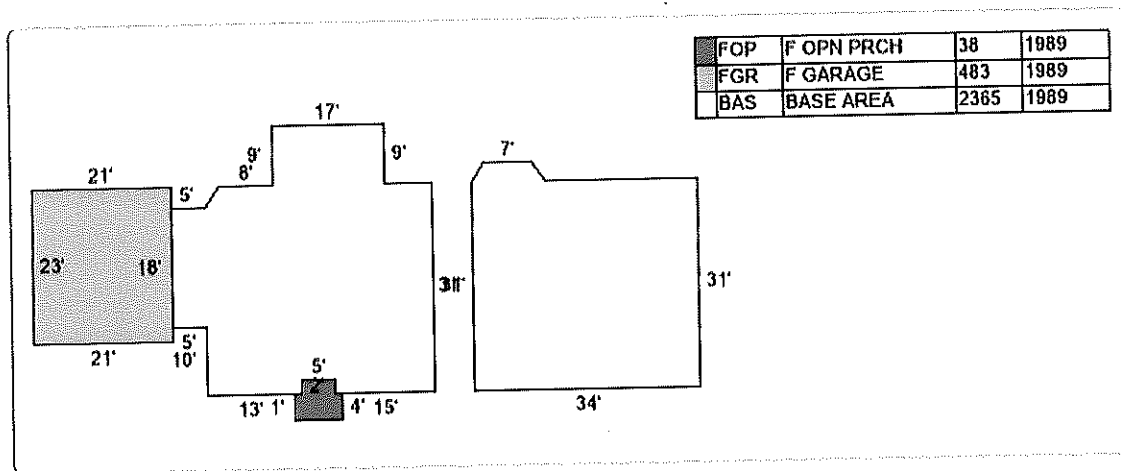
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

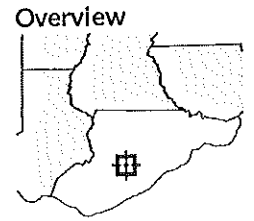
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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

Last Data Upload: 12/14/2020, 7:44:32 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.98



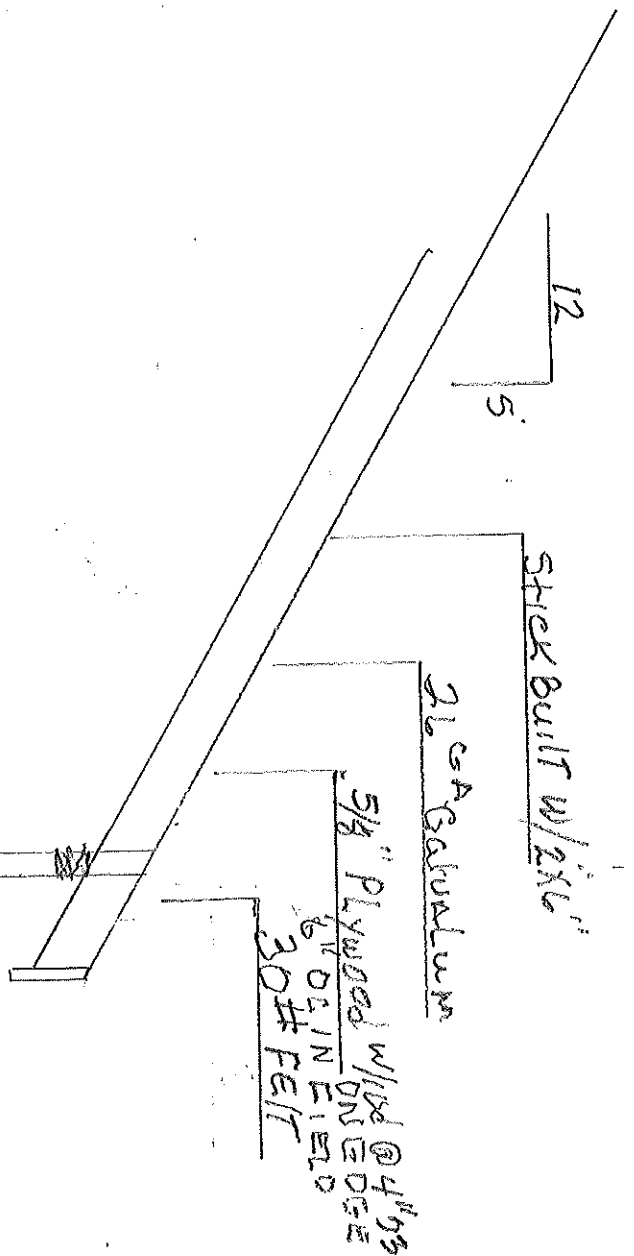
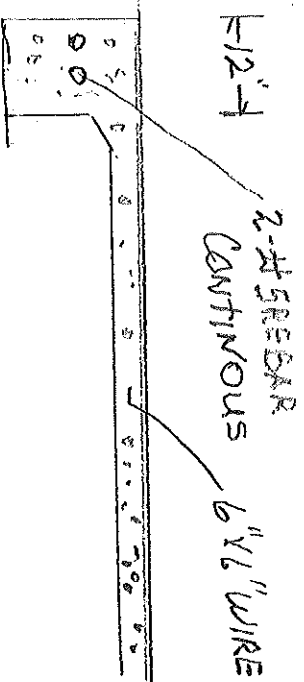
- Legend
-  Parcels
 -  Roads
 -  City Labels

Date created: 12/14/2020
Last Data Uploaded: 12/14/2020 7:44:32 AM

Developed by  **Schneider**
GEO SPATIAL

FOUNDATION PLAN
SCALE 1/2" = 1"

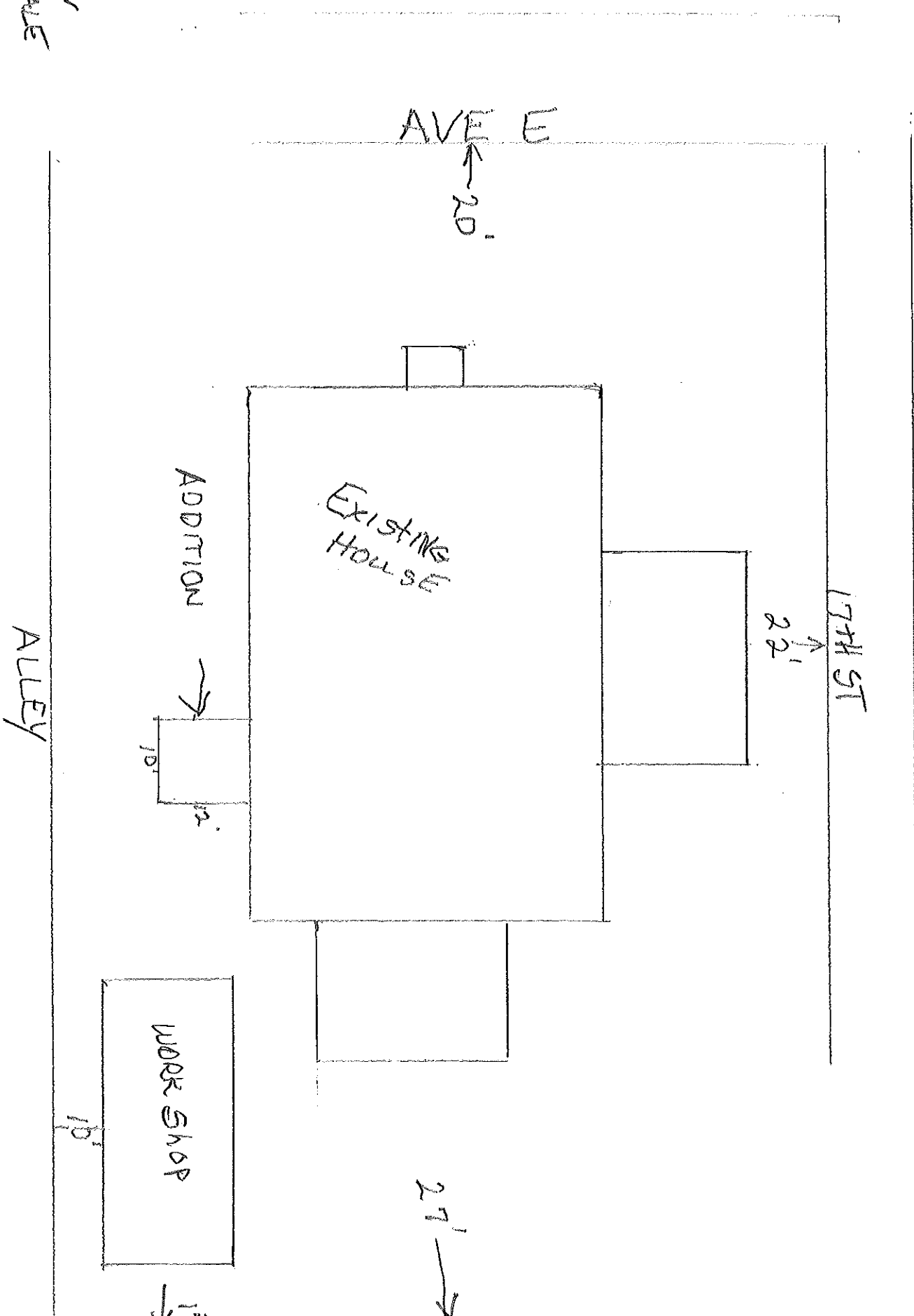
GRADE



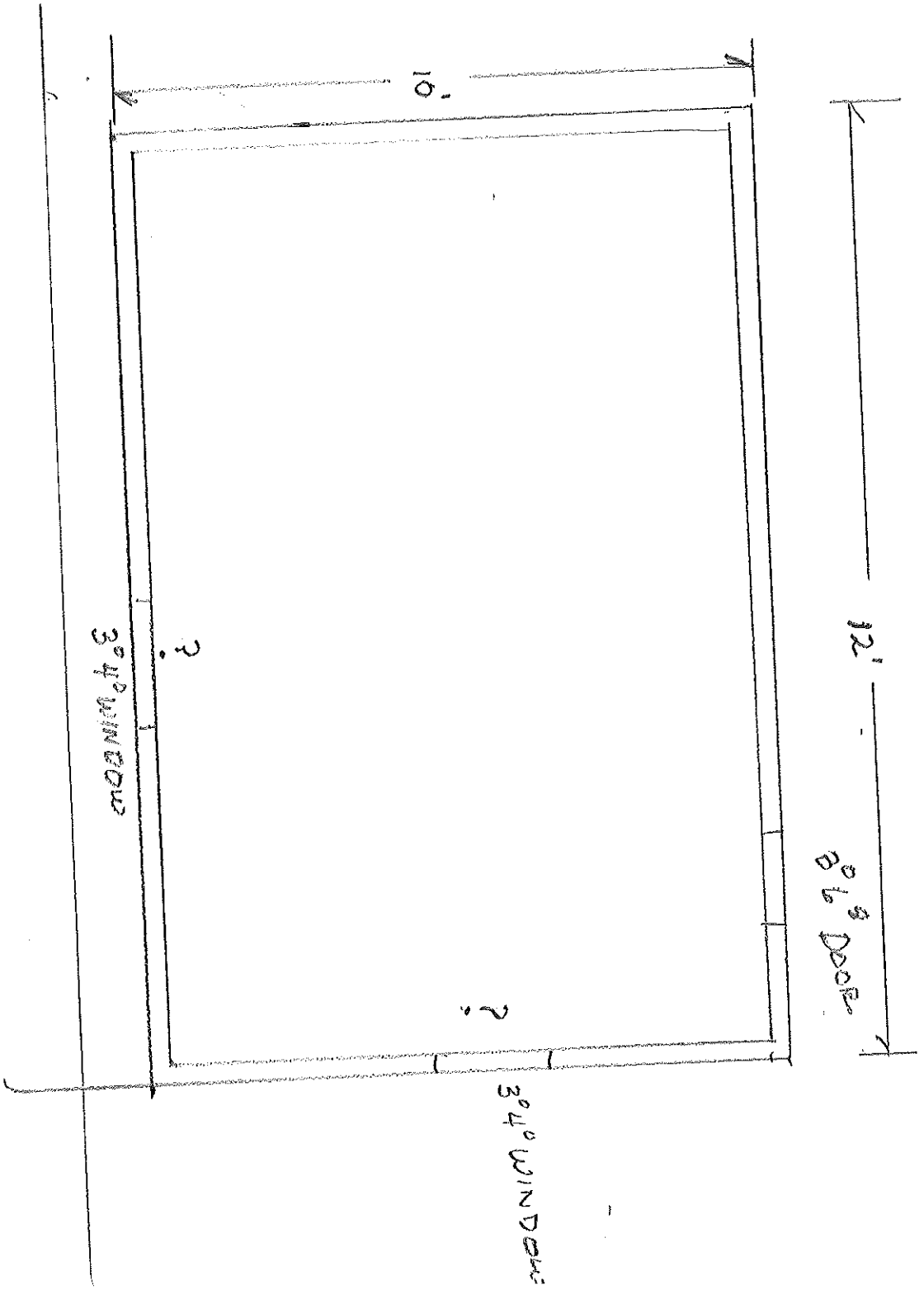
- 1/2" Plywood
- 30# Felt
- VINYL SIDING
- 3x4 STUDS @ 16" OC
- SP1 BOTTOMS
- SP2 TOP
- w/ 1/2" x 8" ANCHOR BOLTS @ 32" OC

GRADE

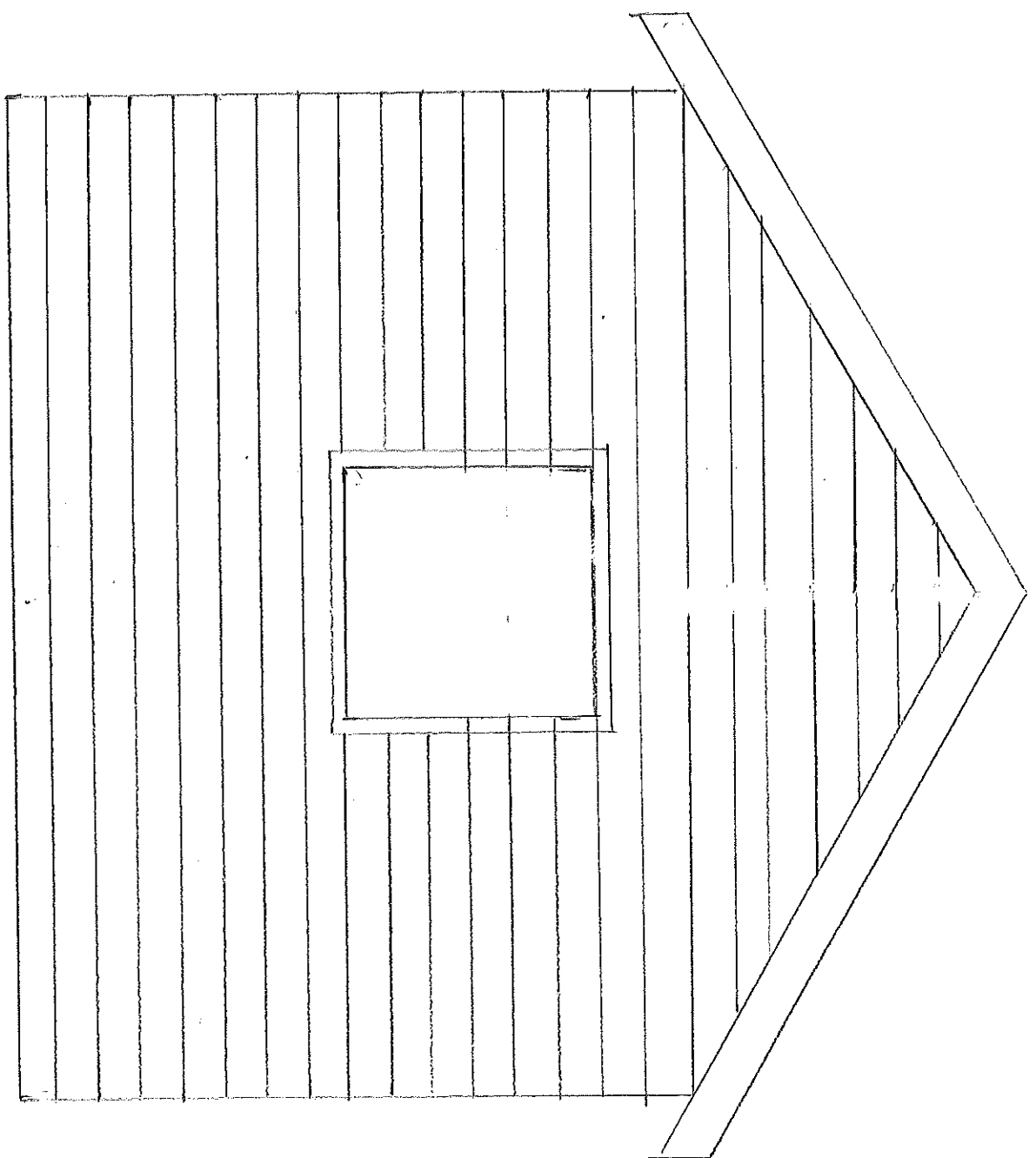
LOT PLAN
NOT TO SCALE



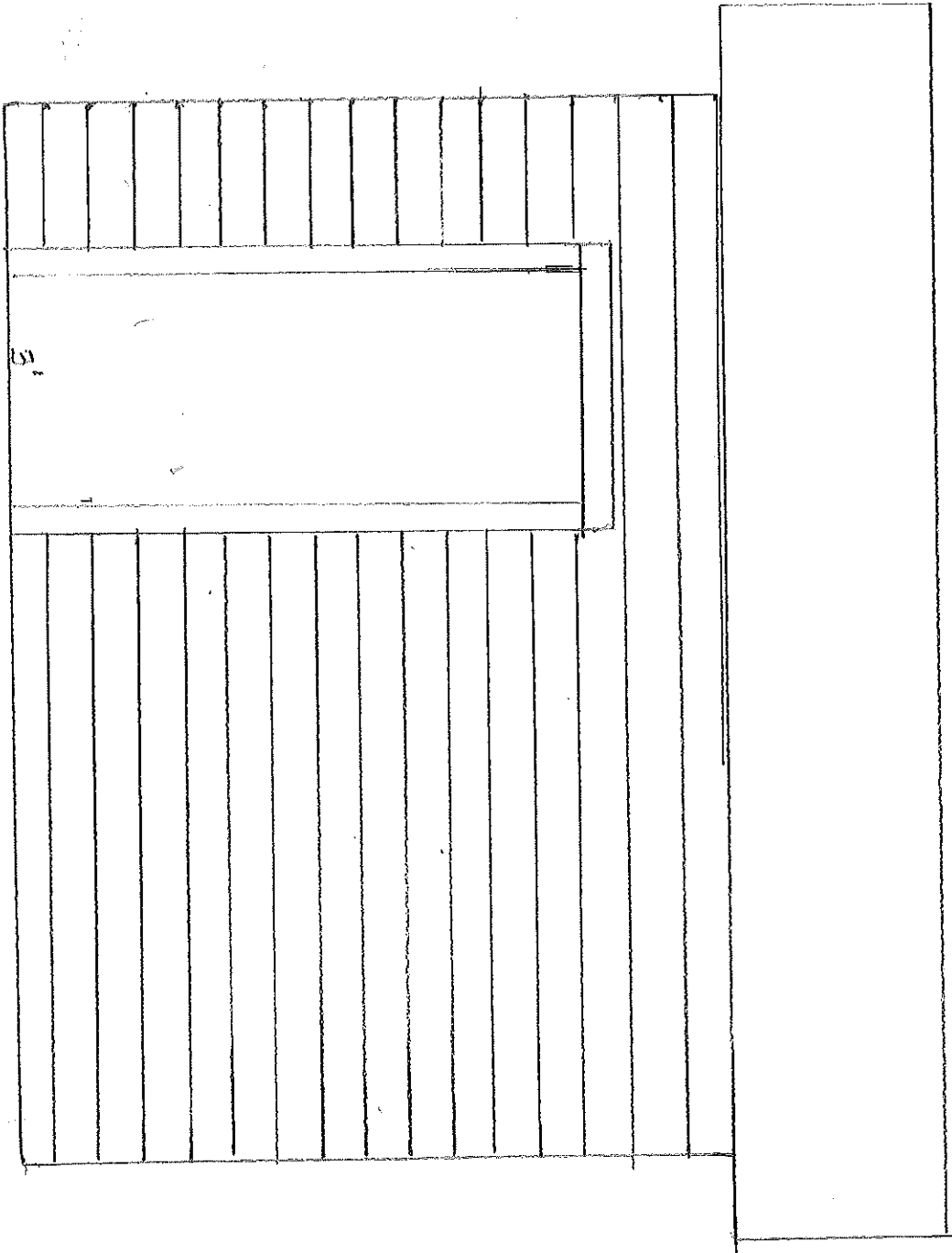
WINDOW + DOOR
PLAN
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

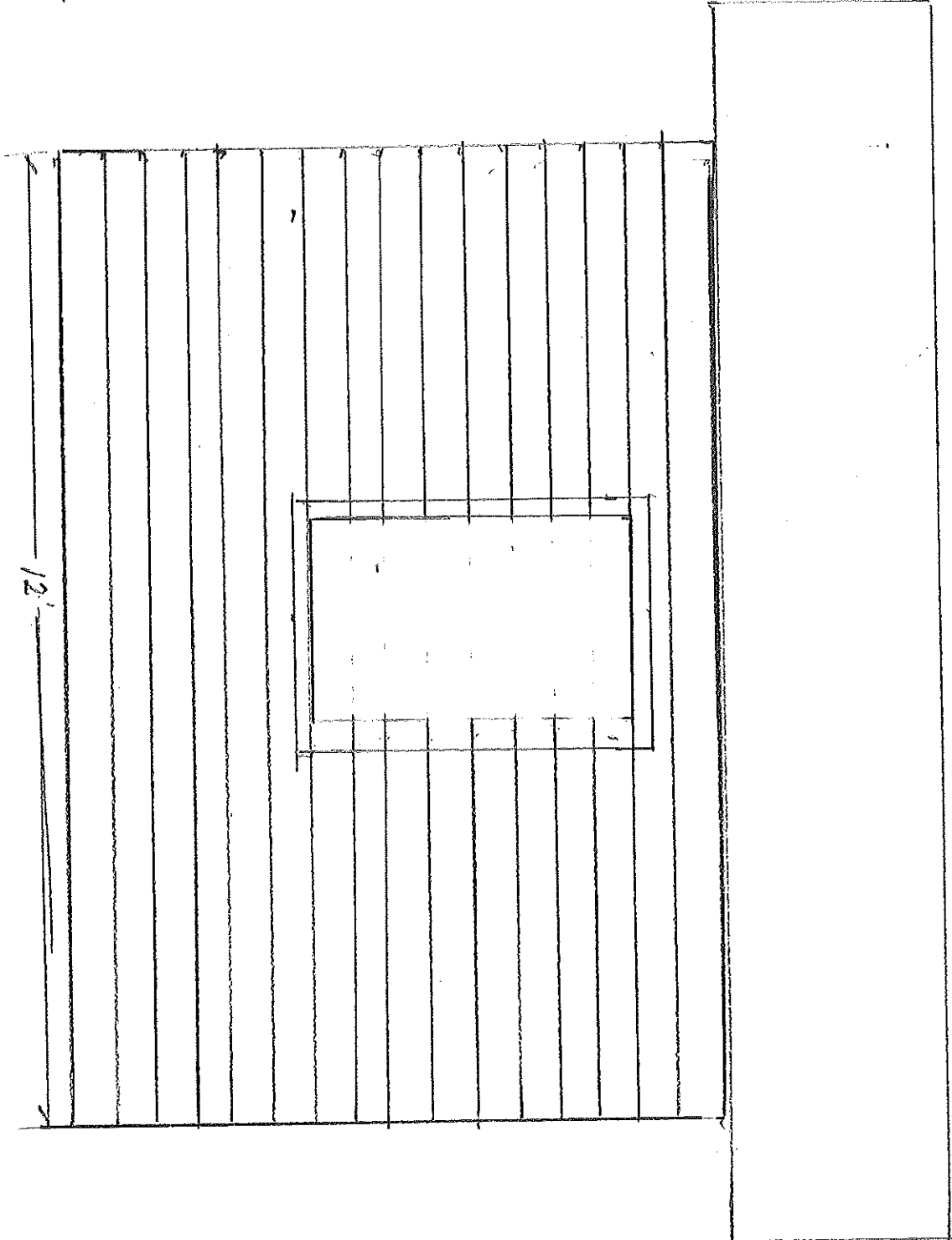


RIGHT SIDE
NOT TO SCALE



NOT TO SCALE

LEFT SIDE



#7

309 Hwy 98

Dock

Trawick

✓

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

DATE: 12-2-2020 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: William & Elizabeth Trawick Email: betsytrawick@gmail.com

ADDRESS: 309 US Hwy 98; Unit # 3

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 678-770-0398

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: David Keith Email: _____

ADDRESS: 270 Baywood Dr.

CITY, STATE & ZIP CODE: Carrabell, FL 32322 PHONE # 850-508-0469

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 309 US Hwy 98; Apalachicola, FL 32320

PURPOSE OF PERMIT: private dock

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

PROPERTY PARCEL ID # 01-095-08W-8330-0270-C

LEGAL DESCRIPTION OF PROPERTY: The Preserve at Bays Edge/Condominium Unit 1-4

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____



Parcel Summary

Parcel ID 01-09S-08W-8330-0270-0162
 Location Address 309 HWY 89
 32320
 Brief BL 270 A PORTION OF LOTS 16 & 17 AKA THE PRESERVE AT BAY'S EDGE CONDO'S UNIT 3 OR 207/376 288/267 791/537 854/416 893/1 949/791 (08
 Tax Description* CP 274 PROBATE) 1132/377
 *The Description above is not to be used on legal documents.
 Property Use CONDOMINIA (000400)
 Code
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 20.8391
 Acreage 0.000
 Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Trawick William F & Elizabeth
 309 Us Highway 98
 Apalachicola, FL 323201236

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	26.25	FF	0	0

Residential Buildings

Building 1
 Type CONDO
 Total Area 1,570
 Heated Area 1,278
 Exterior Walls BD/BATTEN
 Roof Cover MODULAR MT
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover CLAY TILE; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 2
 Effective Year Built 2006

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0300	STEPS	1	0x0x0	20	SF	2006
0351	FENCE WOOD 6'	1	0x0x0	30	LF	2006
1047	WOOD LOUVERS	1	0x0x0	10	UT	2006

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/05/2014	\$117,000	WD	1132	377	Qualified (Q)	Improved	WHETSTONE	TRAWICK
N	10/15/2007	\$264,000	WD	949	791	Unqualified (U)	Improved	OAKTREE LLC	WHETSTONE WOODROW JR & SANDRA

Valuation

	2020 Certified	2019 Certified	2018 Certified	2017 Certified	2016 Certified
Building Value	\$92,391	\$93,770	\$96,528	\$96,528	\$99,286
Extra Features Value	\$350	\$350	\$350	\$350	\$350
Land Value	\$12,941	\$12,941	\$12,941	\$12,941	\$12,941
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$105,682	\$107,061	\$109,819	\$109,819	\$112,577
Assessed Value	\$105,682	\$107,061	\$109,819	\$109,819	\$112,577
Exempt Value	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$55,682	\$57,061	\$59,819	\$109,819	\$112,577
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

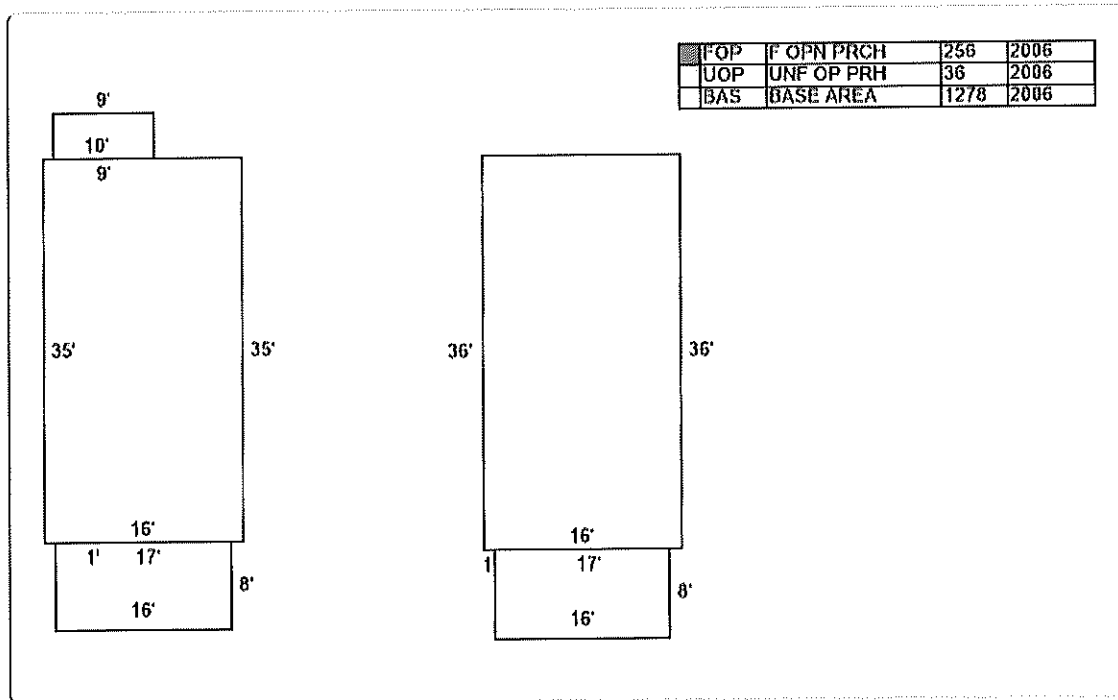
TRIM Notice 2020

2020 TRIM Notice (PDF)

TRIM Notice 2019

2019 TRIM Notice (PDF)

Sketches



No data available for the following modules: Commercial Buildings.

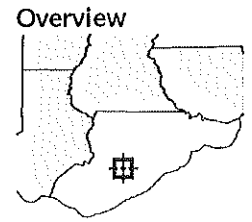
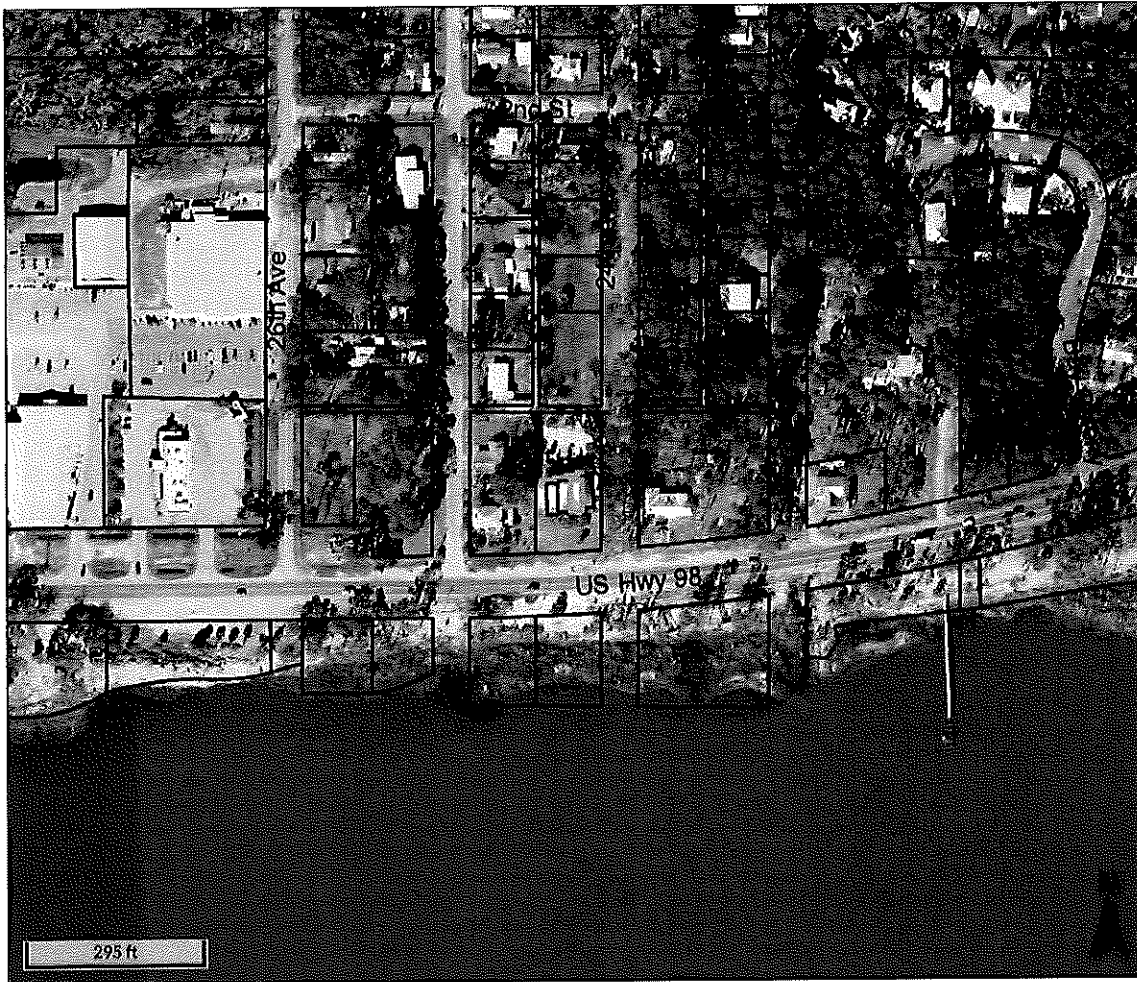
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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



Last Data Upload: 12/2/2020, 7:59:47 AM

Version 2.3.96



- Legend
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0270-0162	Alternate ID	08W09S01833002700162	Owner Address	TRAWICK WILLIAM F & ELIZABETH
Sec/Twp/Rng	1-9S-8W	Class	CONDOMINIA		309 US HIGHWAY 98
Property Address	309 HWY 89	Acreage	n/a		APALACHICOLA, FL 32320-1236
District	3				
Brief Tax Description	BL 270 A PORTION OF LOTS 16 & (Note: Not to be used on legal documents)				

Date created: 12/2/2020
 Last Data Uploaded: 12/2/2020 7:59:47 AM

Developed by  **Schneider**
 GEOSPATIAL

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.

12-2-2020
DATE

Walter Traver
Elizabeth Traver
SIGNATURE OF APPLICANT

Elevation Certificate

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name BETSY TRAWICK					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 309 W HIGHWAY NO 98					Company NAIC Number:	
City APALACHICOLA			State Florida		ZIP Code 32320	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) THE PRESERVES AT BAY'S EDGE / CONDOMINIUM UNIT 1 THRU 4						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					RESIDENTIAL	
A5. Latitude/Longitude: Lat. <u>29.71441</u> Long. <u>-85.00337</u>					Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>5</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>000</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>000</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF APALACHICOLA 120089				B2. County Name FRANKLIN		B3. State Florida
B4. Map/Panel Number 12037C 0509	B5. Suffix F	B6. FIRM Index Date 02-05-2014	B7. FIRM Panel Effective/ Revised Date 02-05-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
309 W HIGHWAY NO 98

Policy Number:

City
APALACHICOLA

State
Florida

ZIP Code
32320

Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 8.85 FEET Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 12.43 feet meters
- b) Top of the next higher floor 23.08 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) N/A feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 9.96 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 9.13 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 9.74 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name
JAMES T. RODDENBERRY

License Number
4261

Title
PRESIDENT

Company Name
THURMAN RODDENBERRY AND ASSOCIATES, INC.

Address
PO BOX 100/ 125 SHELDON STREET

City
SOPCHOPPY

State
Florida

ZIP Code
32358

Signature
James T. Roddenberry

Date
07-26-2019

Telephone Ext.
(850) 962-2538



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

Comments (including type of equipment and location, per C2(e), if applicable)

JOB#19-497
CERTIFICATE TO INCLUDE ALL FOUR UNITS AS ONE DWELLING.

C2e= ESTABLISHED BY A/C UNIT LOCATED ON THE SOUTHERLY SIDE OF DWELLING ON A PAD ON GRADE.

BUILDING PERMIT APPLICATION CHECKLIST

1. Approval From City Planning & Zoning Board
- ✓ 2. Site Plan
- ✓ 3. 2 COMPLETE SETS OF PLANS INCLUDING:
- Site plan
 - Foundation plan
 - Floor plan
 - Elevations
 - Wall section foundation through the roof
 - Fire Protection
 - Drawn to scale
- ✓ 4. Complete Building Permit Application
- ✓ 5. Contractor Information
- *License
 - *Photo ID of License Holder
 - *COI: Workers Comp/General Liability
 - *Letter of Authorization
6. Contract/Scope of Work
- n/a 7. Energy Forms
- n/a 8. Notice of Commencement on all permits of \$2500 or more
- ✓ 9. Flood Elevation Certificate
- n/a 10. Water/Sewer Impact Fees Recelpt (If applicable)

Signature

Date



DOCK PERMIT APPLICATION
FRANKLIN COUNTY BUILDING DEPARTMENT
 34 Forbes Street, Suite 1, Apalachicola, Florida 32320
 Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT # _____
 FEE: \$ _____
 C.S.I : \$ _____
 TOTAL: \$ _____

NOTE TO APPLICANTS AND PERMIT HOLDERS:
 VIOLATIONS OF THE TERMS AND CONDITIONS OF THIS PERMIT MAY WARRANT A STOP WORK ORDER OR REVOCATION OF THIS PERMIT. THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. CONSTRUCTION MUST COMMENCE WITHIN SIX MONTHS OF THIS DATE:
 ISSUANCE DATE: _____ EXPIRES: _____

EXISTING HOUSE: Yes No
DEP PERMIT: Yes No
ARMY COE PERMIT: Yes No
APPROVED: Yes No

APPLICATION MUST BE COMPLETE:

Property Owner/s: Elizabeth and William Trawick
 Contact Information: Home #: 850-370-1027 Cell #: 678-770-0398
 Mailing Address: 309 US Highway 98 #3 City/State/Zip: Apalachicola, FL 32320
 EMAIL Address: betsytrawick@gmail.com
 Contractor Name: David Keith Business Name: Docks 4 Less, LLC
 Contact Information: Office #: 850-508-0469 Cell #: 850-508-0469
 State License #: _____ County Registration #: _____
 Mailing Address: 270 Baywood Dr City/State/Zip: Carrabelle, FL 32322
 EMAIL Address: _____ @ _____

PROPERTY DESCRIPTION: 911 Address: 309 US Highway 98
 Lot/s: _____ Block: _____ Subdivision: Preserve at Bay's Edge Unit: 1-4
 Parcel Identification #: 01-095-08W-8330-0270-0160/0161/0162/0163/0164

JURISDICTION: Franklin County City of Carrabelle
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point
 SINGLE FAMILY DOCK/PIER MULTI-FAMILY DOCK/PIER COMMERCIAL

DESCRIPTION: Dock for condominium owners - see attached

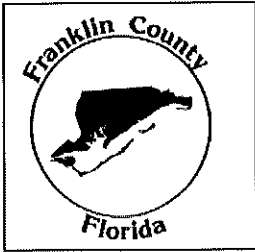
ZONING DISTRICT: _____ CONTRACT COST: \$27/sq. ft.
 TOTAL SQUARE FOOT: 480 sq. ft. FOUNDATION TYPE: Wood
 ROOF MATERIAL: n/a

APPROVED BY: Planning & Zoning Date: _____ County Commissioners Date: _____
 City of Carrabelle Date: _____ City of Apalachicola Date: _____

WATER BODY: Apalachicola Bay
 CRITICAL SHORELINE DISTRICT: YES OR NO _____ CRITICAL HABITAT ZONE: YES OR NO _____

 BUILDING OFFICIAL Date OWNER (Required) Date CONTRACTOR (Required) Date

Elizabeth Trawick
William Trawick
David Keith



DOCK SITE PLAN, CONSTRUCTION AND LIGHTING AFFIDAVIT

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT # _____
ORDINANCE No. 2004-17
Dock Ordinance

DOCK CONSTRUCTION STANDARDS & LIGHTING AFFIDAVIT

APPLICATION MUST BE COMPLETE: (We will no longer accept incomplete applications)

Property Owner/s: Elizabeth and William Trawick
Contact Information: Home #: 850-370-7027 Cell #: 678-770-0398
Mailing Address: 309 US Hwy 98 City/State/Zip: Apalachicola FL 32320
EMAIL Address: betsytrawick@gmail.com

PROPERTY DESCRIPTION: 911 Address: 309 US Highway 98 Edge
Lot/s: 1 + 2 Block: _____ Subdivision: The Preserve at Bay's Unit: 3
Parcel Identification #: See attached 01-095-08W-8330-0279-0010

JURISDICTION: Franklin County City of Carrabelle
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

SITE PLAN & CONSTRUCTION STANDARDS:

- I understand that applications for dock or piers must contain a survey prepared by a professional surveyor which indicates riparian rights, unless the dock is built at least 25 feet from existing property lines. INITIAL: BT
- I understand that Docks built on canals are permitted to be no larger than 25% of the width of the canal including the boat mooring site. INTIAL: BT
- I understand that the lot must be large enough to accommodate a single-family dwelling; or be a lot separated from the single family dwelling by a right-of-way and owned by the same owner; or the lot may be eligible for a hardship variance from the Board of Adjustment. INITIAL: BT
- I understand that no dry dock facilities, gasoline or fuel pumps are allowed on a residential lot other than boat lifts connected to a dock. INITIAL: BT
- I understand that boat ramps may be allowed so long as the property contains adequate size for the parking of trailers on the property. No commercial boat docking or launching allowed. INITIAL: BT
- I understand that no parking of vehicles is allowed within the Critical Habitat Zone, which is the first 50 feet from mean high water. INITIAL: BT
- I understand that the lot must be kept in natural vegetation within the Critical Habitat Zone. INITIAL: BT
- I understand that I must comply with the permitting requirements for all other governmental agencies having jurisdiction over the project. (Evidence of an exemption from such compliance must be furnished by the homeowner before approval can be granted. INITIAL: BT
- I understand that the dock must be elevated a minimum of five (5) feet above mean high water, except that the terminal platform may be lower at the owner's discretion. This requirement shall not apply to docks running parallel to the shoreline provided they extend no further than 25 feet from the edge of the water. (*This will allow pedestrians to cross under the dock at the water's edge) INITIAL: BT



FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, FL 32502

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

September 9, 2020

The Preserve at Bay's Edge Condominium Association, Inc.
% Elizabeth Trawick
309 US Highway 98
Apalachicola, Florida 32320
betsytrawick@gmail.com

File No.: 0249585-002-EE/19, Franklin County

Dear Mrs. Trawick:

On July 15, 2020, we received your request for verification of exemption to perform the following activities:

To construct a multi-family residential dock totaling less than 500 square feet within Apalachicola Bay Aquatic Preserve, Class III Outstanding Florida Waters, Prohibited Shellfish Harvesting Area. The project is located at 309 US Highway 98, Apalachicola, Florida 32320, Parcel No. 01-09S-08W-8330-0279-0010, in Section 01, Township 09 South, Range 08 West in Franklin County; 29°42'48.95" North Latitude, 85°0'12.12" West Longitude.

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project did not qualify for the federal review portion of this verification request. **Additional authorization must be obtained prior to commencement of the proposed activity.** This letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

29.713597
85.003367

1. Regulatory Review – Verified

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Rule 62-330.051(5)(b), Florida Administrative Code (F.A.C.) from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review – Granted

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258, F.S. and Chapters 18-20 and 18-21, F.A.C.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b), F.A.C. and Section 253.77, F.S. to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

Special Consent Conditions for Sovereign Submerged Lands Authorization

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.

2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.

5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities on State-Owned Submerged Land

All authorizations granted by rule or in writing under rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (j) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under chapter 253 or 258, part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in sections 253.04 and 258.46, F.S., or chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in rules 68A-27.003, 68A-27.004 and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Activities shall not interfere with the public easement for traditional uses of the sandy beaches provided in section 161.141, F.S.

(i) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(j) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(g), F.A.C., or any other applicable law.

3. Federal Review – SPGP Not Included

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit or authorization shall be required** from the Corps. You must apply separately to the Corps using their APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT, ENG FORM 4345, or alternative as allowed by their regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Source Book at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S. and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS JACKSONVILLE DISTRICT
415 RICHARD JACKSON BOULEVARD, SUITE 411
PANAMA CITY BEACH, FLORIDA 32407

November 23, 2020

Regulatory Division
North Permit Branch
Panama City Permits Section
SAJ-2020-04060(GP-KAB)

Ms. Elizabeth Trawick
309 US Highway 98, Unit 3
Apalachicola, FL 32320

Dear Ms. Trawick,

The U.S. Army Corps of Engineers (Corps) assigned your application for a Department of the Army permit, which the Corps received on October 13, 2020, the file number SAJ-2020-04060. A review of the information and drawings provided indicates that the proposed work would result in the installation of a 400 SF multi-family dock consisting of a 4'x60' access dock, and an 8'x20' terminal platform. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located at 309 US Highway 98, in Section 01, Township 09 South, Range 08 West, Apalachicola, Franklin County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Regional General Permit (GP) SAJ-20. This authorization is valid until March 27, 2023. Please access the Corps' Jacksonville District Regulatory Division Internet page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is:

<http://www.saj.usace.army.mil/Missions/Regulatory.aspx>

Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there you will need to click on "Source Book"; and, then click on "General Permits." Then you will need to click on the specific SAJ permit noted above. You must comply with all of the special and general conditions of the permit; and, any project-specific conditions noted below, or you may be subject to enforcement action. The following project-specific conditions are included with this authorization:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2020-04060(GP-KAB), on all submittals.

2. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" Form (Attachment A).

3. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment B) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

4. Agency Changes/Approvals: Should any other agency require and/or approve changes to the work authorized or obligated by this permit, the Permittee is advised a modification to this permit instrument is required prior to initiation of those changes. It is the Permittee's responsibility to request a modification of this permit from the Panama City Permits Section. The Corps reserves the right to fully evaluate, amend, and approve or deny the request for modification of this permit.

5. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

6. Posting of Permit: The Permittee shall have available and maintain for review a copy of this permit and approved plans at the construction site.

7. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect impact or disturb properties listed in the *National Register of Historic Places* (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps within the same business day (8 hours). The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33

CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

8. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend to the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained until the authorized work has been completed and all suspended and erodible materials have been stabilized. Turbidity barriers shall be removed upon stabilization of the work area.

9. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attachment C).

10. Jacksonville District Programmatic Biological Opinion (JAXBO), November 2017, Project Design Criteria (PDCs): Structures authorized under this permit must comply with all applicable PDCs, based on the permitted activity, as required by JAXBO. Please note that failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take, and noncompliance with this permit. The NMFS is the appropriate authority to enforce the terms and conditions of JAXBO. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division internet webpage in the Endangered Species section of the Sourcebook located at:

<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

Note - JAXBO may be subject to revision at any time. The most recent version of these conditions must be utilized during the design and construction of the permitted work. In accordance with the Endangered Species Act, and for those projects which do not comply with JAXBO, the Corps will seek individual consultation with the NMFS.

Note - some authorized activities may deviate from the PDCs. In cases, where the activity (i.e., structure dimensions, length, etc.) deviates from the PDCs, the permit drawings shall supersede the PDCs.

For each of the following authorized activities subject of this permit, the permittee shall adhere to the following PDCs, which are attached to, and made part of, this authorization/verification letter:

Activity 2 - Pile-supported Structures and Anchored Buoys: (AP.1-14; A2.1-16; S.1; S.2; S.4) (Attachment D)

Please note U.S. Coast Guard regulations may require you as permittee to provide information for a Notice to the maritime community regarding your project. You should contact the Coast Guard Sector Mobile Waterways Management Branch (spw), 1500 15th Street, Mobile, AL 36615 or by phone at 251-441-5684 to determine if a Notice is necessary. Also any safety lights, signs and signals prescribed by the U.S. Coast Guard through their regulations or otherwise, must be installed and maintained at your expense as permittee on authorized facilities in navigable waters of the United States. To receive a U.S. Coast Guard Private Aids to Navigation marking determination, you are advised to contact the Eighth Coast Guard District (dpw), 500 Poydras St. Suite 1230, New Orleans, LA 70130, 504-671-2328 or via email to: D8oanPATON@uscg.mil prior to installation/construction of any fixed structures. For general information related to Private Aids to Navigation please visit the Eighth CG District web site at: <http://www.atlanticarea.uscg.mil/district-8/district-divisions/waterways/PATON>

This authorization does not obviate the necessity to obtain any other Federal, State, or local permits, which may be required. Prior to the initiation of any construction, projects qualifying for this NWP/RGP permit must qualify for an exemption under section 403.813(1), F.S. or 373.406, F.S., or otherwise be authorized by the applicable permit required under Part IV of Chapter 373, F.S., by the Department of Environmental Protection, a water management district under section 373.069, F.S., or a local government with delegated authority under section 373.441, F.S., and receive Water Quality Certification (WQC) and applicable Coastal Zone Consistency Concurrence (CZCC) or waiver thereto, as well as any authorizations required for the use of state-owned submerged lands under Chapter 253, F.S., and, as applicable, Chapter 258, F.S. You should check State-permitting requirements with the Florida Department of Environmental Protection or the appropriate water management district.

This authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact

your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for the above RGP(s), please contact Mrs. Kelly Bunting by telephone at 850-362-8150.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Sincerely,



Kelly Bunting
Project Manager

Enclosures

Information for Dock Permits:

State Requirements:

DEP application & Army Corps of Engineer/Permits
DEP (850) 488-3704- Dock Information
Army Corps of Engineers (352) 322-6993- Information

County Requirements:

The application must be reviewed by the Planning & Zoning Board (P & Z) which meets the second Tuesday of every month. The cut off date for the P & Z agenda is 14 days prior to the scheduled meeting. Also, must be reviewed with approval of the Board of County Commissioners (BCC) which meets the first and third Tuesday of every month. Contact the Planning & Zoning Office at (850) 653-9783 for the P & Z agenda and BCC review/approval process for docks.

City of Carrabelle requirements:

The application must be reviewed and approved by the Planning & Zoning Board (city of Carrabelle) and the Carrabelle City Commissioners. Contact person for the City of Carrabelle scheduled meeting dates and agenda is Beckey Jackson (850) 697-2727.

NOTE:

ALL information must be the appropriate file office before it will be placed on the agenda. The DEP permit, Army Corp. permit, site plan, property description, county permit application, etc.

The required information should be submitted to the appropriate offices to be placed on the agenda. You can mail/or fax this information to the office:

County:

City of Carrabelle:

Planning & Zoning
34 Forbes Street Ste. #1
Apalachicola, FL 32320
(850) 653-9783 (Phone)
(850) 653-9799 (Fax)

City of Carrabelle
Atn: Beckey Jackson
P.O. Drawer 569
Carrabelle, FL 32322
(850) 697-2727 (Phone)
(850) 697-3156 (Fax)

County &

City of Carrabelle Fees:

The dock permit fee is based on the size of the sock & boat shed, plus \$100.00 Critical Shoreline Inspection.

County & City of Carrabelle permits can be issued when:

Application & site plan has been submitted
Approved/State Permits have been submitted
Meet all County and/or City requirements
Approval from County/City Boards
Critical Shoreline Inspection
Permit and C.S.I. fees are paid

*4 ft. wide
200 ft long*

FRANKLIN COUNTY DOCK PERMIT CHECKLIST

CHECKLIST:

_____ **PAGE ON OF APPLICATION**

_____ **APPROVAL PLANNING & ZONING BOARD/CITY OF CARRABELLE**
P&Z

_____ **APPROVAL BOARD OF COUNTY COMMISSIONERS/CITY OF**

10 x 20 platform at land

Exempt Permit 2/10/03

Annex

_____ **STATE PERMIT DEP (Department of Environmental Protection)**
Jason Steele (850) 488-3704 (depending of size either exemption or general)

_____ **STATE PERMIT COE (Department of Army Corps of Engineers)**
Marie Burns (850) 232-1679 (depending of size either exemption or general)

_____ **SITE PLAN DRAWING**

_____ **LOCATION MAP**

_____ **\$100.00 C.S.I. FEE CHECK/CASH**

~~~~~  
**FEE SCHEDULE FOR DOCK PERMITS**

**VALUATION:**

**BOAT DOCKS** \_\_\_\_\_ (SQ.FT) X \$5.00= \_\_\_\_\_

**OPEN BOAT SHEDS** \_\_\_\_\_ (SQ.FT) X \$5.00= \_\_\_\_\_

**CLOSED BOAT SHED** \_\_\_\_\_ (SQ.FT) X \$5.00= \_\_\_\_\_

\_\_\_\_\_ **TOTAL VALUATION:=** \_\_\_\_\_

**\*\*Refer to Fee Table for permit** \_\_\_\_\_ **PERMIT=** \_\_\_\_\_

**CRITICAL SHORELINE FEE=** \$100.00

**TOTAL PERMIT FEE=** \_\_\_\_\_

# 8

48 Ave D

Etchen

New Construction  
+  
Renovation

|                                                                                                                    |                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>CITY OF APALACHICOLA</b><br><b>CERTIFICATE OF APPROPRIATENESS APPLICATION</b><br><br><b>-HISTORIC DISTRICT-</b> | <b>Official Use Only</b><br><br>Application # _____<br>City Representative _____<br>Date Received _____ |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

| OWNER INFORMATION                                                                                                                                                    | CONTRACTOR INFORMATION                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner: <u>Steven Etchen</u><br>Address: <u>433 Cape San Blas Rd.</u><br>City: <u>Port St. Joe</u> State: <u>FL</u> Zip: <u>32456</u><br>Phone: <u>(850) 312-8330</u> | State License #: <u>No contractor chosen yet</u><br>City License #: _____ County License #: _____<br>Email Address: _____<br>Phone: ( _____ ) _____ |

Approval Type:     Staff Approval    Date: \_\_\_\_\_     Board Approval     Board Denial    Date \_\_\_\_\_

\*Reason for Denial \_\_\_\_\_

| PROJECT TYPE                                                                                                                                                                                                                                    |                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New Construction<br><input checked="" type="checkbox"/> Addition<br><input checked="" type="checkbox"/> Alteration/Renovation<br><input type="checkbox"/> Relocation<br><input type="checkbox"/> Demolition | <input type="checkbox"/> Fence<br><input type="checkbox"/> Repair (Extensive)<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Other: _____<br>_____ |

**PROPERTY INFORMATION:**

Street Address: 48 Ave "D"    City & State: Apalachicola, FL    Zip: 32320

Historic District     Non-Historic District    Zoning District: C1

Parcel #: 01-095-08wW8330-0001-0031    Block(s): 1    Lot(s): 2&3

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

| OFFICIAL USE ONLY                                                                                                                                                  |                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Setback requirement of Property:<br>Front: _____ Rear: _____ Side: _____ Lot Coverage: _____<br><br>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.<br><br><b>Certificate of Appropriateness Approval:</b><br><br>_____<br>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, EPCL.

Cortni Bankston  
 Permitting and Development Coordinator  
 (850) 658-1522 (ext 205) Phone  
 (850)658-5028 Cell  
[cortnibankston@cityofapalachicola.com](mailto:cortnibankston@cityofapalachicola.com)



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

THE PROJECT IS TO RENOVATE THE EXISTING AH LA CARTE BUILDING "AS IS" WHILE ATTACHING TO A NEW BUILDING 5 FEET TO THE SOUTH. THE ORIGINAL BUILDING WILL REMAIN ESSENTIALLY THE SAME WITH IMPROVEMENTS TO THE STRUCTURE AND INTERIORS TO ALLOW A ROOM OVER AN EXISTING STORAGE AREA. THE BUILDING WILL BE ATTACHED TO ANOTHER STRUCTURE NEXT TO IT

THE SECOND BUILDING COMPRISES 2 SEPARATE OFFICE SPACES ENTERED FROM 4th St. A MIDDLE AREA WILL BE OPEN TO THE GIBSON LANDSCAPED LAWNS AS A SHELTER.

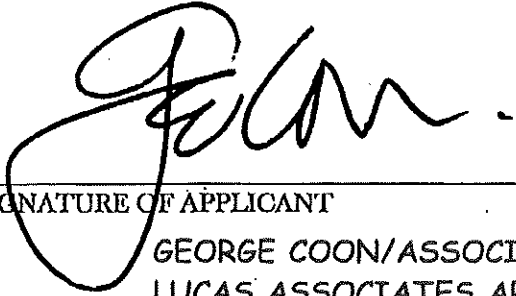
| Project Scope       | Manufacturer | Product Description                             | FL Product Approval # |
|---------------------|--------------|-------------------------------------------------|-----------------------|
| Siding              |              | LAP CEMENTITIOUS                                |                       |
| Doors               |              | VINYL OR VINYL COATED STEEL                     |                       |
| Windows             |              | SAME                                            |                       |
| Roofing             |              | LOW PROFILE STANDING SEAM,<br>NATURAL GALVALUME |                       |
| Trim                |              | CEMENTITIOUS 2X6 AT CORNERS                     |                       |
| Foundation          |              | STRUCTURE DESIGNED CONCRETE                     |                       |
| Shutters            |              | NA                                              |                       |
| Porch/Deck          |              | OPEN SPACED 2X8 PRESSURE<br>TREATED WOOD        |                       |
| Fencing             |              | NA                                              |                       |
| Driveways/Sidewalks |              | GRAVEL OR PERVIOUS TO BE<br>AGREED              |                       |
| 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:

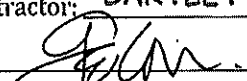
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development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

28 DECEMBER 2020  
DATE

  
SIGNATURE OF APPLICANT

GEORGE COON/ASSOCIATE  
LUCAS ASSOCIATES ARCHITECTS  
(SIGNED FOR THE OWNER)

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

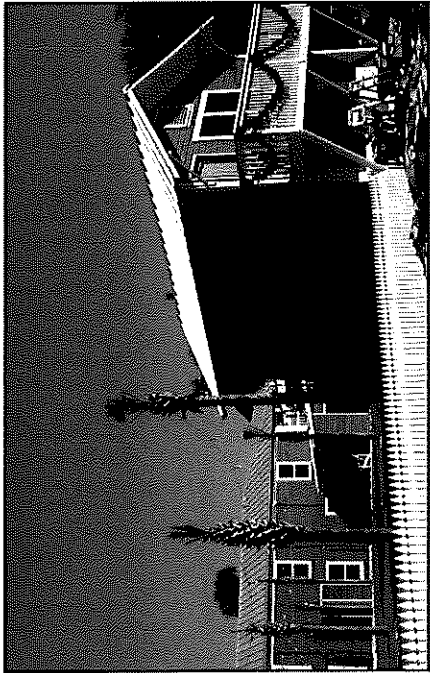
Applicants Name: STEVEN ETCHEN (Please print)  
 Property Owners Name: STEVEN ETCHEN Phone: (850) 312-8330  
 Property Address: 48 AVE "D" City, State, Zip: APALACHICOLA, FL 32320  
 General Contractor/Tree Contractor: BARTLETT TREE EXPERTS Phone: TODD DEGNER (850)575-1777  
 Applicants Signature/Date:  / 28 DECEMBER 2020

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

|                                                                   | 4" to 16"            | Greater than 16" to less than 35" | 35" and larger (Patriarch Tree)  |
|-------------------------------------------------------------------|----------------------|-----------------------------------|----------------------------------|
| Bald & Pond Cypress                                               |                      |                                   |                                  |
| Eastern & Southern Red Cedar                                      |                      |                                   |                                  |
| Live Oak                                                          |                      |                                   | PROPORTIONATELY TRIMMED          |
| Longleaf Pine                                                     |                      |                                   |                                  |
| Pecan                                                             |                      |                                   |                                  |
| Sabal Palm                                                        | THREE (CONSTRUCTION) | 16 (ESTIMATED)                    | FULL SIZED PALMS HAVE BEEN ADDED |
| Slash Pine                                                        |                      |                                   |                                  |
| Southern Magnolia                                                 |                      |                                   |                                  |
| Sycamore                                                          |                      |                                   |                                  |
| Water Oak                                                         |                      |                                   |                                  |
| <b>Total</b>                                                      |                      |                                   |                                  |
| Size is measured at breast height (4.5 feet above ground surface) |                      |                                   |                                  |

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

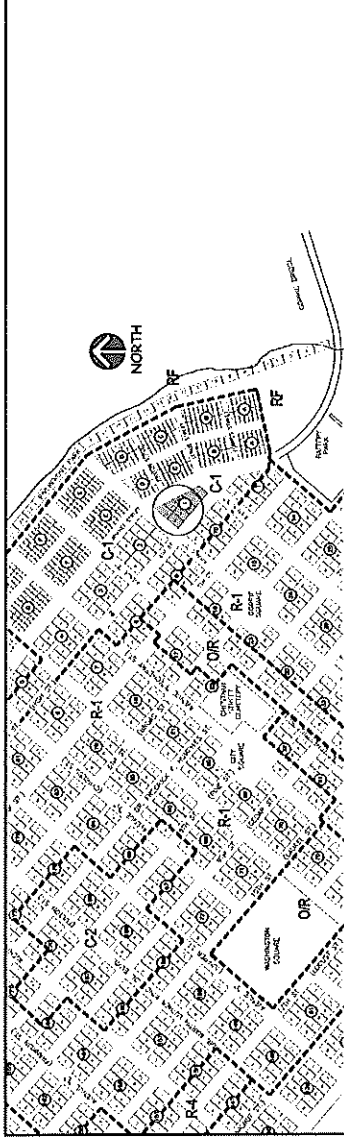
| Owner's Private Property                                                                                               |                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------|------------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



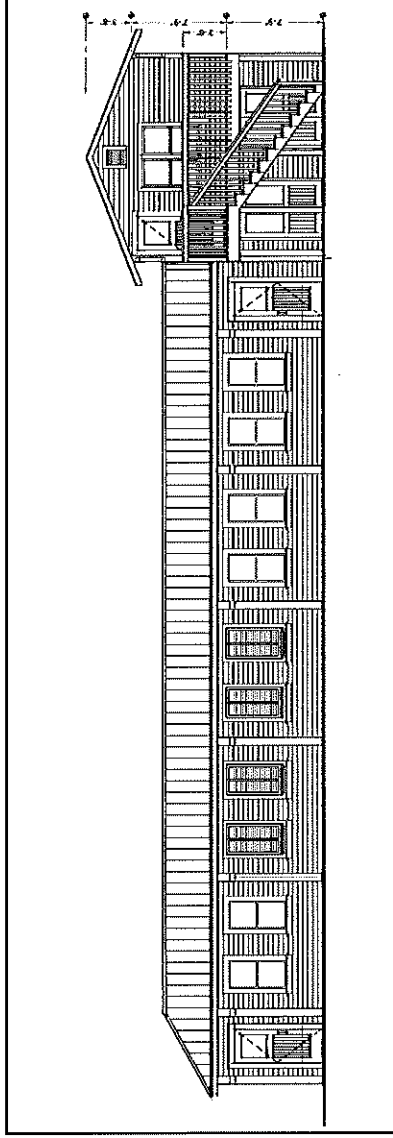
EXISTING VIEW FROM 4th STREET  
SCALE: NTS

- A1.0 COVER
- AF FEMA FLOOD MAP
- S SURVEY
- A1.1 SITE PLAN
- A2.1 PLANS
- A3.1 ELEVATIONS

DRAWING INDEX



CONTEXTUAL SITE PLAN  
SCALE: NTS



PROPOSED VIEW FROM 4th STREET  
SCALE: NTS

GIBSON INN / CARRIAGE HOUSE

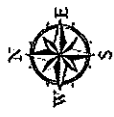
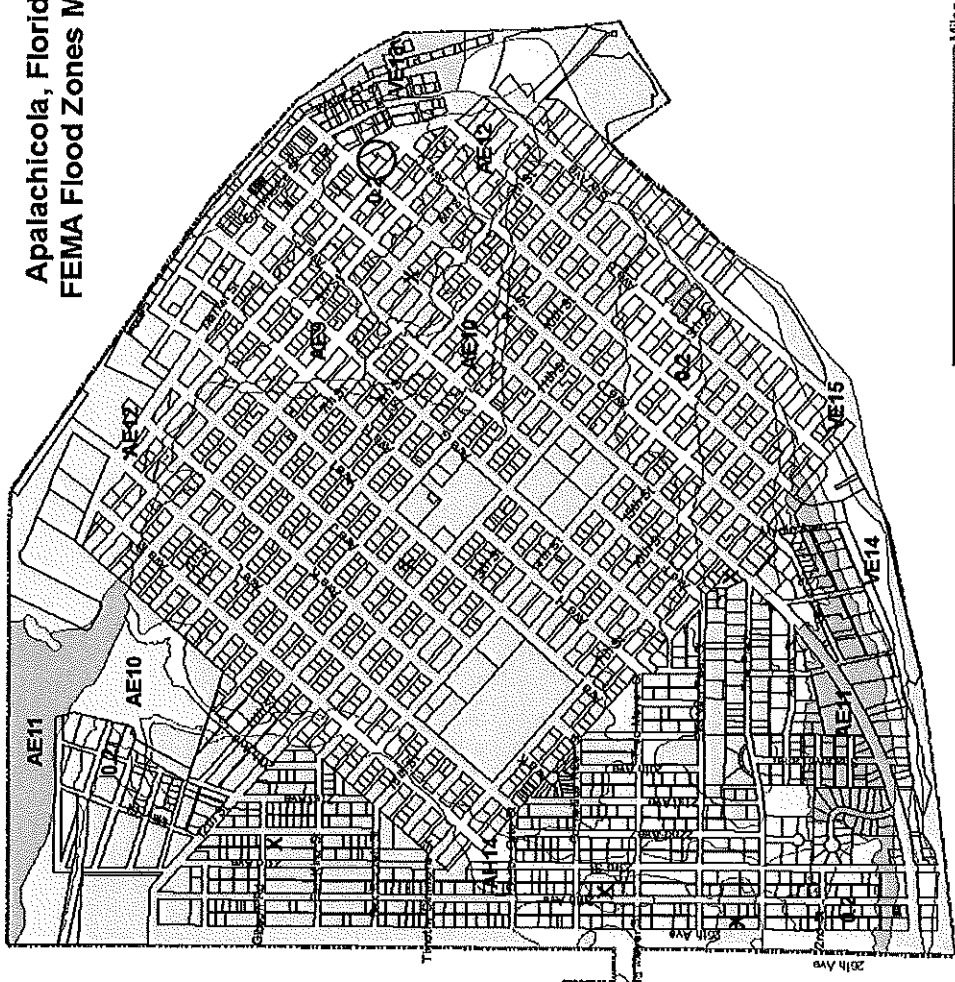
SCALE: NOT TO SCALE

JANUARY 2020



A1.0

# Apalachicola, Florida FEMA Flood Zones Map



**Legend**

City Limit

City FEMA Flood Zones

| FLD_ZONE | Symbol               |
|----------|----------------------|
| 0.2      | [White box]          |
| A        | [Light gray box]     |
| AE10     | [Medium gray box]    |
| AE11     | [Dark gray box]      |
| AE12     | [Light gray box]     |
| AE13     | [Medium gray box]    |
| AE14     | [Dark gray box]      |
| AE15     | [Light gray box]     |
| VE13     | [Medium gray box]    |
| VE14     | [Dark gray box]      |
| VE15     | [Light gray box]     |
| X        | [White box with 'X'] |

Source: NFWF/NOAA, FEMA, 2014



**STEVEN ETCHEN / CARRIAGE HOUSE**  
SCALE: AS SHOWN  
JANUARY 2020

**AF**



**PROPERTY LOT AREAS:**

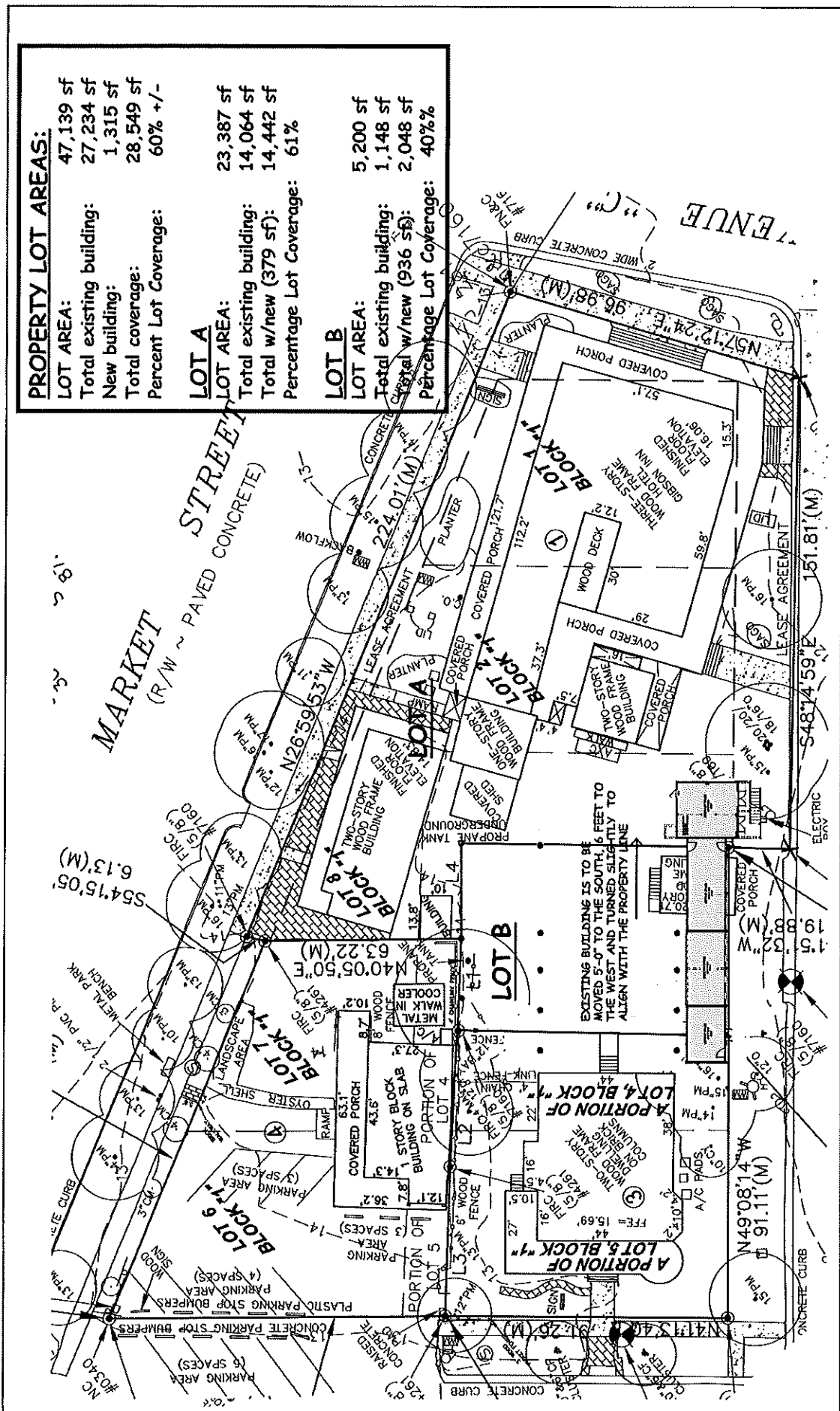
**LOT AREA:** 47,139 sf  
 Total existing building: 27,234 sf  
 New building: 1,315 sf  
 Total coverage: 28,549 sf  
 Percent Lot Coverage: 60% +/-

**LOT A**

**LOT AREA:** 23,387 sf  
 Total existing building: 14,064 sf  
 Total w/new (379 sf): 14,442 sf  
 Percentage Lot Coverage: 61%

**LOT B**

**LOT AREA:** 5,200 sf  
 Total existing building: 1,148 sf  
 Total w/new (936 sf): 2,048 sf  
 Percentage Lot Coverage: 40%



**Architecture Interiors**  
**LILLAS ASSOCIATES ARCHITECTS**

**SCOOTE**  
 CIVIL ENGINEER

SCOTT W. LILLAS  
 ARCHITECT  
 1000 17th Street, Suite 100  
 San Francisco, CA 94103  
 Phone: 415.774.1111  
 Email: scott@lillas.com

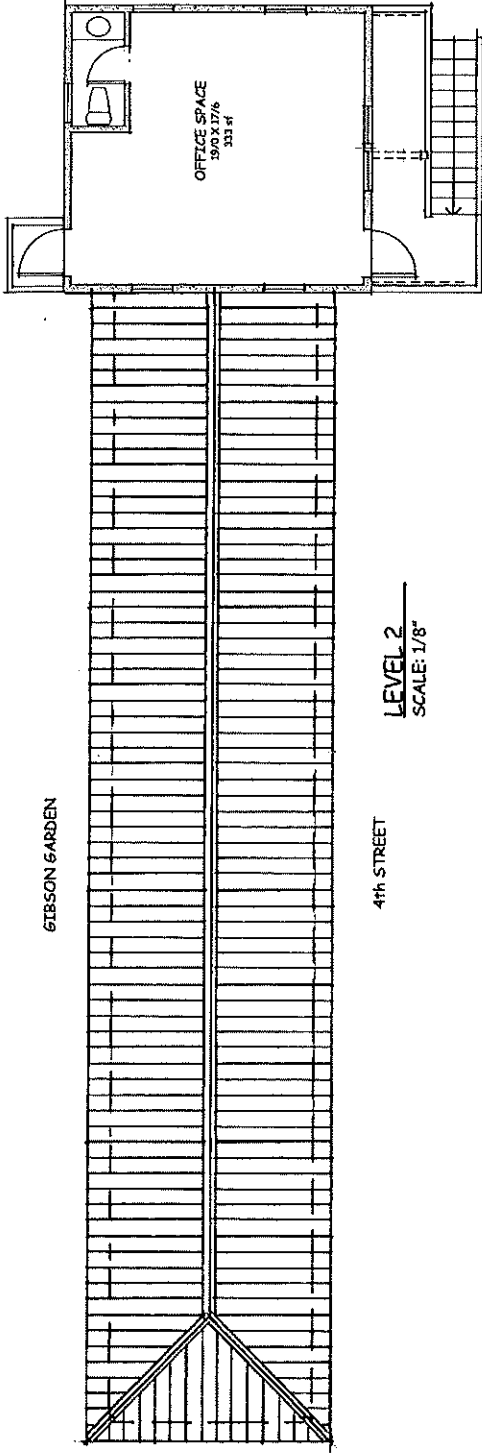
**GIBSON INN / CARRIAGE HOUSE**

SCALE: NOT TO SCALE

January 2020

**A1.1**

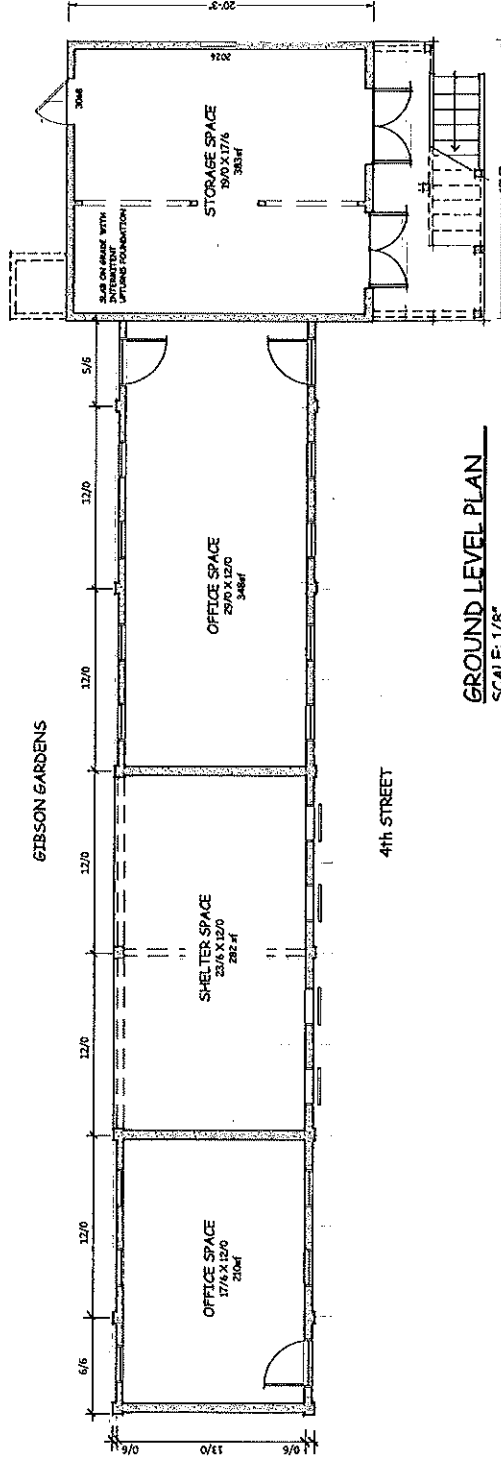
GIBSON GARDEN



LEVEL 2  
SCALE: 1/8"

4th STREET

GIBSON GARDENS



GROUND LEVEL PLAN  
SCALE: 1/8"

4th STREET

# GIBSON OFFICES / CARRIAGE HOUSE

SCALES: AS SHOWN

JANUARY 2020



GROUP  
C  
III  
 10000 10th Ave, Suite 100  
 Boulder, CO 80501  
 303.440.0000  
 info@lucasarchitects.com

# A2.1



