

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, JUNE 10TH, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA

Joint City Commission & P&Z Workshop – 5:00 P.M.

Zoning Code Amendment to allow 1st floor Transient Lodging in the “Transition Zone” in C-1

Regular Meeting – 6:00 P.M.

1. Approval of May 13th, 2019 Regular Meeting Minutes.
2. Review, Discussion and Decision for 22’x26’ Two-Story Garage **(Historic District)(R-1)** @ 214 9th Street, Block(s) 161, Lot(s) 4, For – Mark Galbraith, Contractor – Owner.
3. Review, Discussion and Decision for addition of 2nd floor open balcony **(Historic District)(C-1)** @ 71 Market Street, Block(s) E2, Lot(s) 20, For – 71 Market Street/Vincent Lindley, Contractor – To Be Determined.
4. Review, Discussion and Decision for addition of 34’x44’ Two-Story 3 Car Garage **(R-1)** @ 220 Avenue D, Block(s) 9, Lot(s) Neels Addition – lot not identified on Property Appraiser, For – Paul & Kimberly Passanante, Contractor – Ulrich Construction.
5. Review, Discussion and Decision for addition of 28’x30’ Open Carport/Garage **(Historic District)(O/R&R-1)** @ 213 Ave E, Block(s) 115, Lot(s) 1, 2, & 10’ of Lot 3 – For – Kirk & Pennie Robertson, Contractor – Owner/Self

Other Business

1. Planning & Zoning questions, concerns, comments, or suggestions on Mobile Food Truck Ordinance

Board approval is not a building permit. After Board approval, the applicant or Contractor will need to contact the City of Apalachicola Building Department and request for permit submittal.

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



ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE CITY OF APALACHICOLA, FLORIDA, CREATING AN TRANSITION CORRIDOR OVERLAY DISTRICT FOR COMMERCIAL ZONED PROPERTY LOCATED IN BLOCKS 8, 9, 10 AND 11, AS DESCRIBED IN MAP OR PLAT OF APALACHICOLA, ~~FLORIDA~~ IN MOST RECORDED IN PLAT BOOK M, PAGE 437, FRANKLIN COUNTY, FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF APALACHICOLA, FLORIDA:

SECTION 1: AUTHORITY.

The authority for the enactment of this Ordinance is Chapter 166, *Florida Statutes*, and the City of Apalachicola's Home Rule powers.

SECTION 2: FINDINGS OF FACTS.

WHEREAS, the City Commission of the City of Apalachicola, Florida ("City Commission"), is required to protect the public health, safety, and welfare; and

WHEREAS, the City Commission finds that in the City of Apalachicola, Florida along part of 4th Street, Lots 1-5 in Block 8; Lots 1-5 in Block 9; and Lots 1-5 in Block 10; and Lots 2-5 in Block 11, , are split with commercial zoning on one side of the alley and residential zoning on the other side of the alley, with one half of these blocks being designated C-1 commercial and the other half being designated R-1 residential; and,

WHEREAS, the commercially zoned property along South 4th Street in Block 8, Lots 1-5; Block 9, Lots 1-5; Block 10, Lots 1-5 and Block 11, Lots 2-5 of the City of Apalachicola, Florida are hereby designated as the "Transition Corridor Overlay District" ("District"); and,

WHEREAS, the City Commission finds that the Transition Corridor Overlay District is an area of split zoning that is outside of the city's core walking district; and,

WHEREAS, the City Commission finds that Blocks 8, 9, 10 and 11 along South 4th Street are the only blocks in the City of Apalachicola, Florida split by both commercial and residential zoning; and,

WHEREAS, the City Commission finds that the city's core walking district excludes all of the property located in the Transition Corridor Overlay District; and,

WHEREAS, the City Commission finds that the city's core walking district consists of all of the commercially zoned property East of the Transition Corridor Overlay District; and,

WHEREAS, the City Commission finds that the city's core walking district excludes the Transition Corridor Overlay District; and,

WHEREAS, the City Commission finds that current city regulations allow transient lodging in existing residential structures in the C-1 district as per Ordinance 2017-07. ~~zoning district along South 4th Street within the Transition Corridor Overlay District; and,~~

WHEREAS, the City -Commission desires to establish along South 4th Street in Block 8, Lots 1-5; Block 9, Lots 1-5; Block 10, Lots 1-5 and Block 11, Lots 2-5 of the City of Apalachicola, Florida, a Transition Corridor Overlay District for commercially zoned properties in the District, all as shown on a plat recorded in Plat Book M, Page 437, Franklin County, Florida; and,

WHEREAS, the City Commission finds and declares that the Transition Corridor Overlay District excludes all commercially zoned property outside of Blocks 8, 9, 10 and 11 of the City of Apalachicola, Florida; and,

WHEREAS, the City Commission finds and declares that the Transition Corridor Overlay District also excludes all property in the District which is publicly owned lands; and,

WHEREAS, the City Commission finds and declares that this ordinance shall not authorize short term transient rentals in any residentially zoned property; and,

WHEREAS, the City Commission's intent in establishing the Transition Corridor Overlay District is to welcome existing and future visitors to Apalachicola, Florida, and to promote the city as a unique, attractive, vibrant, and economically prosperous community; and

WHEREAS, the City Commission finds that the establishment of the Transition Corridor Overlay District is necessary to protect the unique character of the city's core walking district and the reasonable development expectations of property owners in the District; and

WHEREAS, the City Commission desires to exempt from the Transition Corridor Overlay District all properties that are publicly owned lands; and

WHEREAS, for purposes of this Ordinance, the phrase "publicly owned lands" shall mean all lands the title to which is vested in, or dedicated to, the City of Apalachicola, a municipal corporation, the State of Florida, any political subdivision of the State of Florida, or the United States of America; and

WHEREAS, it is the intent of the City Commission to prohibit development and/or uses that are inconsistent with the purpose of the Transition Corridor Overlay District, and, thereby, undermine the city's ability to "promote the City of Apalachicola, Florida, as a unique, attractive, vibrant, and economically prosperous community"; and

WHEREAS, the City Commission finds that the creation of the Transition Corridor Overlay District is appropriate to protect the health, safety, and general welfare of the existing and future residents and visitors to the City of Apalachicola, Florida; and

WHEREAS, the City Commission finds that the creation of the Transition Corridor Overlay District is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission intends that, in the event of a conflict between the terms of the Transition Corridor Overlay District and any other provision of the Apalachicola Zoning Code, the terms of the Transition Corridor Overlay District shall prevail.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Apalachicola, Florida, that the City hereby:

1. Incorporates all of the preamble and findings into this Ordinance.
2. Creates the Transition Corridor Overlay District for certain properties located within the area described as follows:

ALL COMMERICALLY ZONED PROPERTY IN LOTS 1-5, BLOCK 8; LOTS 1-5, BLOCK 9; LOTS 1-5, BLOCK 10 AND LOTS 2-5, BLOCK 11, CITY OF APALACHICOLA, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK M, PAGE 437, OF THE OFFICIAL RECORDS OF FRANKLIN COUNTY, FLORIDA.

A COPY OF A MAP ILLUSTRATING THE T1 DISTRICT IS ATTACHED.

SECTION 3: SUPPLEMENTAL REGULATIONS FOR SPECIAL DISTRICT T-1-- THE TRANSITION CORRIDOR OVERLAY DISTRICT.

T-1 -- THE TRANSITION CORRIDOR OVERLAY DISTRICT

DISTRICT INTENT: To promote the District as a unique, attractive, vibrant, and economically prosperous community, and to further regulate commercial development for certain property located within the Transition Corridor Overlay District.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. All uses permitted by the underlying C1 zoning district.
2. Transient lodging on the first and/or upper floors provided the development is consistent with Base Flood Elevation Requirements as established in Floodplain management Ordinance 2013-02.

ACCESSORY

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. ~~1.~~—All uses not expressly or provisionally permitted herein.
2. Short Term Transient rentals in residentially zoned properties.

SPECIAL EXCEPTIONS: After public notice and hearing, and imposition of appropriate conditions and safeguards, the ~~Board of Adjustment~~ Planning and Zoning Board may permit as special exceptions:

1. Churches and community houses.
2. Public utility uses that fit on a single lot, specifically limited to electrical substations, storm water, sewer lift stations, and potable water chlorination stations and pump stations.

GENERAL DEVELOPMENT STANDARDS

1. All development standards established by any underlying zoning district and the city's land development code shall also apply if that district is subject to the Transition Corridor Overlay District, unless alternative standards are provided herein.
2. Properties within the Transition Corridor Overlay District shall also be subject to any additional development standards provided herein.
3. In the event of a conflict between the development standards of any underlying zoning district or the city's land development code and the Transition Corridor Overlay District, the terms of the Transition Corridor Overlay District shall control and apply except that the Floodplain Management Ordinance may take precedence if proposed first floor transient lodging is located below BFE.)

SECTION 4: SEVERABILITY.

If any section, phrase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the

remaining portions thereof.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall take effect as provided by law.

SECTION 6: CONFLICTS

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Passed on Second Reading the ___ day of _____, 2019.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 20189

CITY OF APALACHICOLA a municipal
corporation of the State of Florida

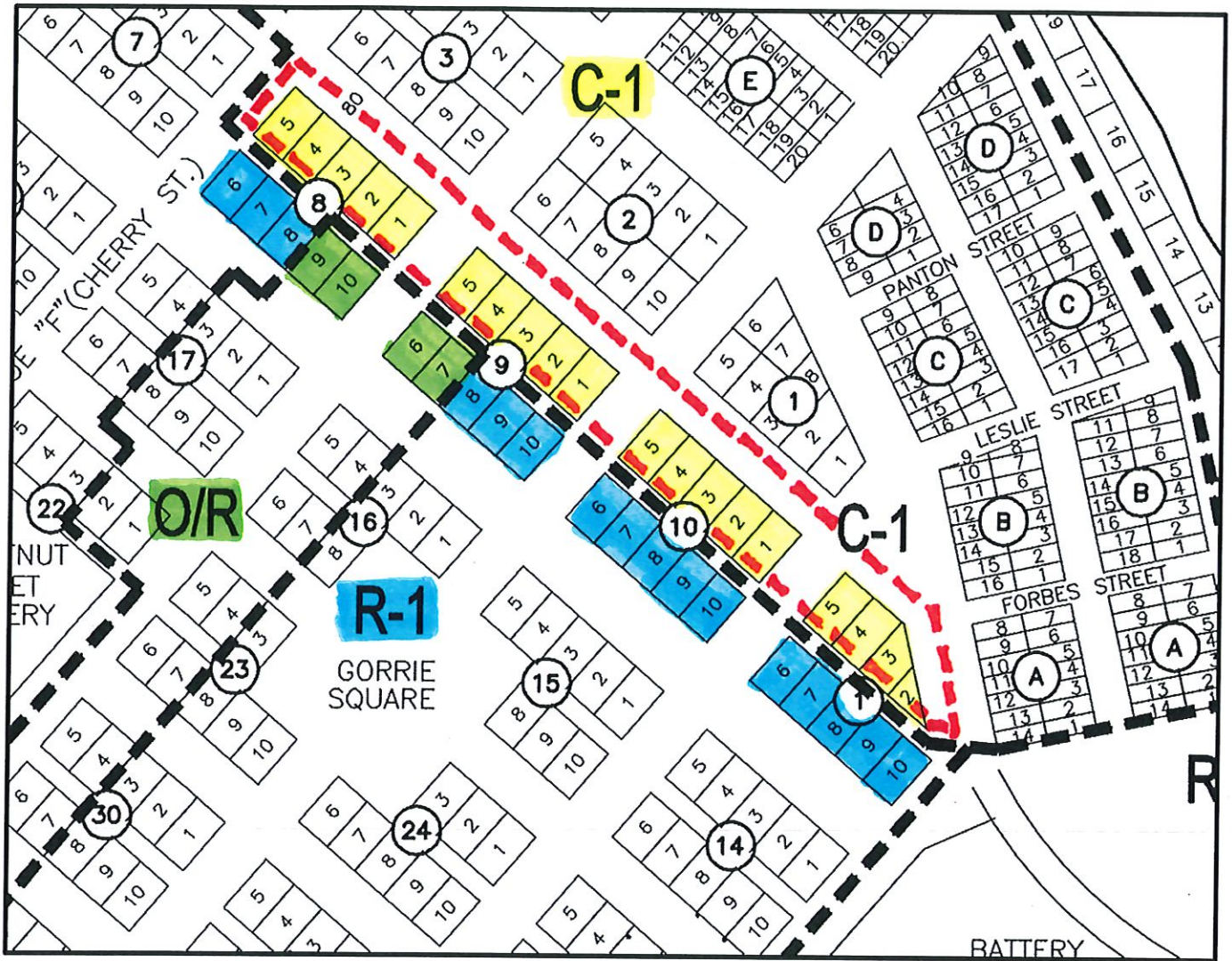
Van Johnson, Mayor

ATTEST:

APPROVED AS TO FORM

Lee Mathes, Clerk

J. Patrick Floyd, City Attorney



--- TRANSITION CORRIDOR
OVERLAY DISTRICT

T-1



CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, MAY 13TH, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Present: Chairperson - Tom Daly, Jim Bachrach, Uta Hardy, Constance Peck. Permitting and Development Coordinator – Cortni Bankston.

Regular Meeting – 6:00 P.M.

Chairperson Tom Daly announced Jim Bachrach as Vice Chairperson

- 1) Approval of April 8th, 2019 Regular Meeting Minutes. Motion to approve: Jim Bachrach, 2nd: Constance Peck. Motion Carried.
- 2) Review, Discussion and Decision for Zoning Code Amendment to allow 1st floor Transient Lodging in the “Transition Zone” (C-1). Motion to move forward to joint workshop with Board of Commissions: Jim Bachrach, 2nd: Constance Peck, Uta Hardy requested flood survey. Motion Carried.
- 3) ~~Review, Discussion and Decision for installation of 48’x40’ culvert & 108 yards of fill (R-2) @ 203 23rd Street, Block(s) 237, Lot(s) 22 & 23, For – Keith & Louise Clark, Contractor – Jason White Construction. Item Tabled/Removed by City Staff.~~
- 4) Review, Discussion and Decision for Carport (Historic District)(C-2) @ 81 Avenue I, Block(s) 178, Lot(s) 10 Less the north 30x50 Feet, For – St. Paul AME Church Recreational/Educational Building, Contractor – Carolina Carports. Motion to approve: Jim Bachrach, 2nd: Constance Peck. Motion Carried.
- 5) Review, Discussion and Decision for Pool (Historic District)(R-1) @ 101 Bay Avenue, Block(s) 36, Lot(s) 1 through 5, For – Patricia McLemore, Contractor – Cox Pools. Motion to approve: Jim Bachrach, 2nd: Constance Peck. Motion Carried.
- 6) Review, Discussion and Decision for Pool (R-1) @ 231 Atlantic Avenue, Block(s) 8 (Needs Addition), Lot(s) All of Lots 5, 13 & 14 also a portion of lots 5 & 6, For – Terry Nelson & Virginia Madewell, Contractor – Cox Pools. Motion to approve: Jim Bachrach, 2nd: Uta Hardy. Motion Carried.
- 7) Review, Discussion and Decision for Revised Tree Removal Application for Taranto House Relocation (Historic District)(C-1) @ 20 4th Street, Block(s) 11, Lot(s) 1&2, For Gibson Inn, Contractor – Warren Emo. EMO contributed \$300.00 towards Reforestation Fund. Motion to approve: Jim Bachrach, 2nd: Constance Peck. Motion Carried.
- 8) Review, Discussion and Decision for Tree Removal (Tabled 1/14/19 for No Show)(R-2) @ 183 13th Street, Block(s) 147, Lot(s) 9&10, For - Ella Speed, Contractor – John Golden. Tabled due to no show: Jim Bachrach, 2nd: Uta Hardy. Motion Carried.

Motion to Adjourn: Jim Bachrach, 2nd: Constance Peck. Motion Carried.

Chairperson Signature / Date



Permit Application Review/C. Bankston
6/3/2019

Project: Mark Galbraith
Address: 214 9th Street
Overview: Garage

Zoning: R-1 (Consistent)

Lot Size: 60x100 (Consistent)

Flood Zone: X

Setbacks: Consistent

Height: 19

Lot Coverage: 31.7% - Consistent

According to applicant, 2nd floor is strictly for storage. Please note that according to LDC, R-1 does not allow for habitable use for accessory structures.

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Mark Galbraith
Address 214 9th St.
City Apalachicola State FL Zip 32320
Phone (808) 803 1337

Owner/self
State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance

Other: Garage



PROPERTY INFORMATION:

Street Address: 214 9th St. City & State Apalachicola, FL Zip 32320
 Historic District Non-Historic District Zoning District R-1
Parcel #: Lot 4 Block 161 Block(s) 161 Lot(s) 4
FEMA Flood Zone/Panel #: X
(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: 5/3" Side: 5/3" Lot Coverage: 31.7%

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

22'x26' 2 story garage to be built in back left corner of lot. 5'3" side and rear setback. Roof, siding and windows to match house as close as possible. 2x6 framed slab on grade with engineered truss roof frame.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		Wood Novelty (#105)	
Doors		1x6 Metal Garage Doors	
Windows		Fiberglass Entry door Vinal Clad-Low E	
Roofing		DP-30 5V Crimp Metal	
Trim		P.T. or better	
Foundation		Poured Concrete	
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

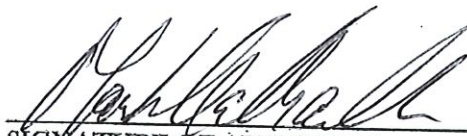
By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

DATE

5/12/19

SIGNATURE OF APPLICANT



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Mark Calbraith

ADDRESS: 214 9th St. Apalachicola, FL 32320

CITY, STATE & ZIP CODE: _____ PHONE # 908 803 1337

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: owner / self

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 214 9th St. Apalachicola, FL 32320

PROPOSED USE OF SITE: 22x26 Garage

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

PROPERTY PARCEL ID # 01-095-08W-8330-0161-0040 (R-1)

LEGAL DESCRIPTION OF PROPERTY: Block 161 LOT 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: _____

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:

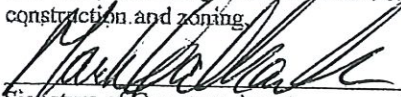
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building.

Distance from property lines: Front 92'4" Rear 5'3" L. Side 5'3"
R. Side 32'6"
Cost of Construction \$ 20,000.00 Square Footage 572
EPI _____ Flood Zone Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof Metal Type of Walls Wood frame Type of Floor Concrete
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 DBED RESTRICTIONS or COVENANTS on properties.

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


Signature of Owner or Agent

Date: 5/12/19

Notary as to Owner or Agent

My Commission expires: _____

Signature of Contractor

Date: _____

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0161-0040	Alternate ID	08W09S01833001610040	Owner Address	GALBRAITH MARK S
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		305 MAIN STREET
Property Address	214 9TH STREET	Acreage	n/a		LEBANON, NJ 08823
District	3				
Brief Tax Description	BL 161 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 6/5/2019
Last Data Uploaded: 6/5/2019 7:27:46 AM

Developed by  **Schneider**
GEO SPATIAL



Parcel Summary

Parcel ID 01-095-08W-8330-0161-0040
 Location Address 214 9TH STREET
 32320
 Brief Tax Description* BL 161 LOT 4 OR NN/380 87/399 OR/406/150 PROBATE FILE #93-0012 796/282 796/284 890/786
 *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 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Galbraith Mark S
 305 Main Street
 Lebanon, NJ 08823

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 SINGLE FAM
 Total Area 1,585
 Heated Area 1,115
 Exterior Walls AVERAGE
 Roof Cover TIN ROOF
 Interior Walls WALL BD/WD
 Frame Type WOOD FRAME
 Floor Cover PINE WOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1.5
 Bedrooms 2
 Stories 1
 Effective Year Built 2018

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0330	STORAGE, UTILITY	1	0 x 0 x 0	96	SF	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	03/09/2006	\$110,000	WD	890	786	Qualified (Q)	Improved	CHRISTENSEN	GALBRAITH
N	06/18/2004	\$25,000	WD	796	284	Unqualified (U)	Improved	NALCHAWEE	CHRISTENSEN
N	06/18/2004	\$25,000	WD	796	282	Unqualified (U)	Improved	GLENN	CHRISTENSEN

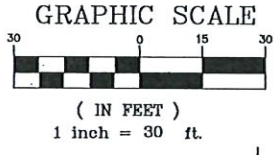
Valuation

	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$89,529	\$0	\$26,587	\$26,587
Extra Features Value	\$0	\$1,440	\$0	\$38	\$38
Land Value	\$24,000	\$33,000	\$30,000	\$21,000	\$15,300
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$24,000	\$123,969	\$30,000	\$47,625	\$41,925
Assessed Value	\$23,586	\$115,515	\$21,442	\$46,118	\$41,925
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$23,586	\$115,515	\$21,442	\$46,118	\$41,925
Maximum Save Our Homes Portability	\$414	\$0	\$8,558	\$1,507	\$0

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

Sketches

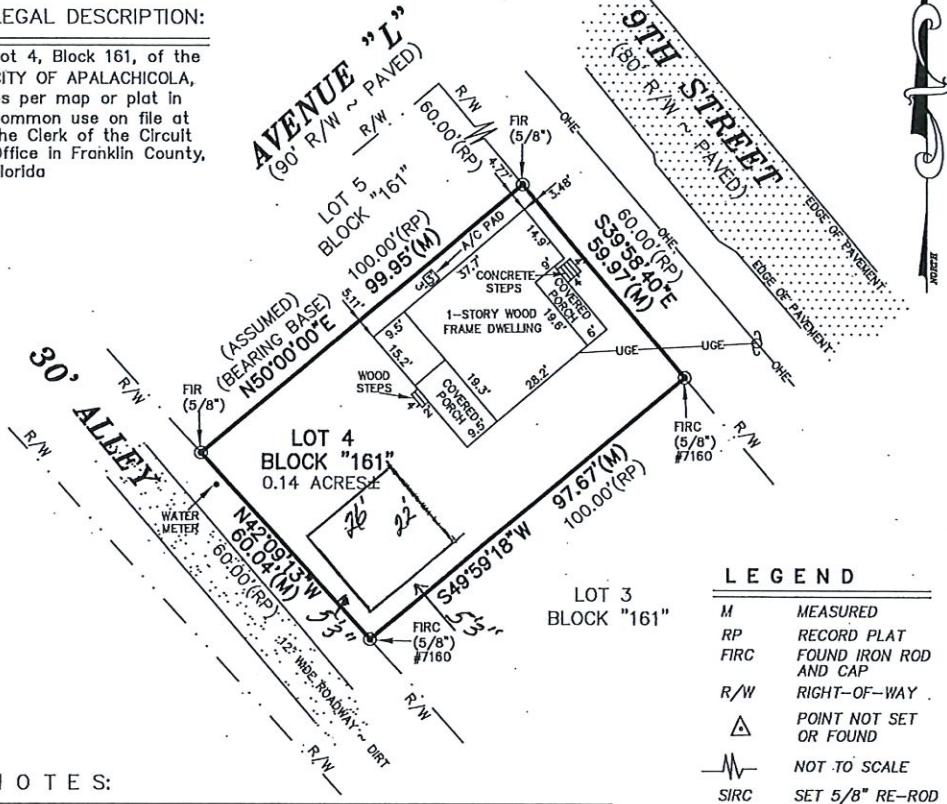
**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MARK S. GALBRAITH**



LEGAL DESCRIPTION:

Lot 4, Block 161, of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

Lot size: 6,000 SF
House: 1,330 SF
Garage: 572 SF
Total: 1,902 SF
Lot Coverage: 31.7%



LEGEND

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

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Northwestern boundary of subject parcel having an assumed bearing of North 50 degrees 00 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.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel Number: 120089 0526F, Index Date: February 05, 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.S. 481.001, 481.002).

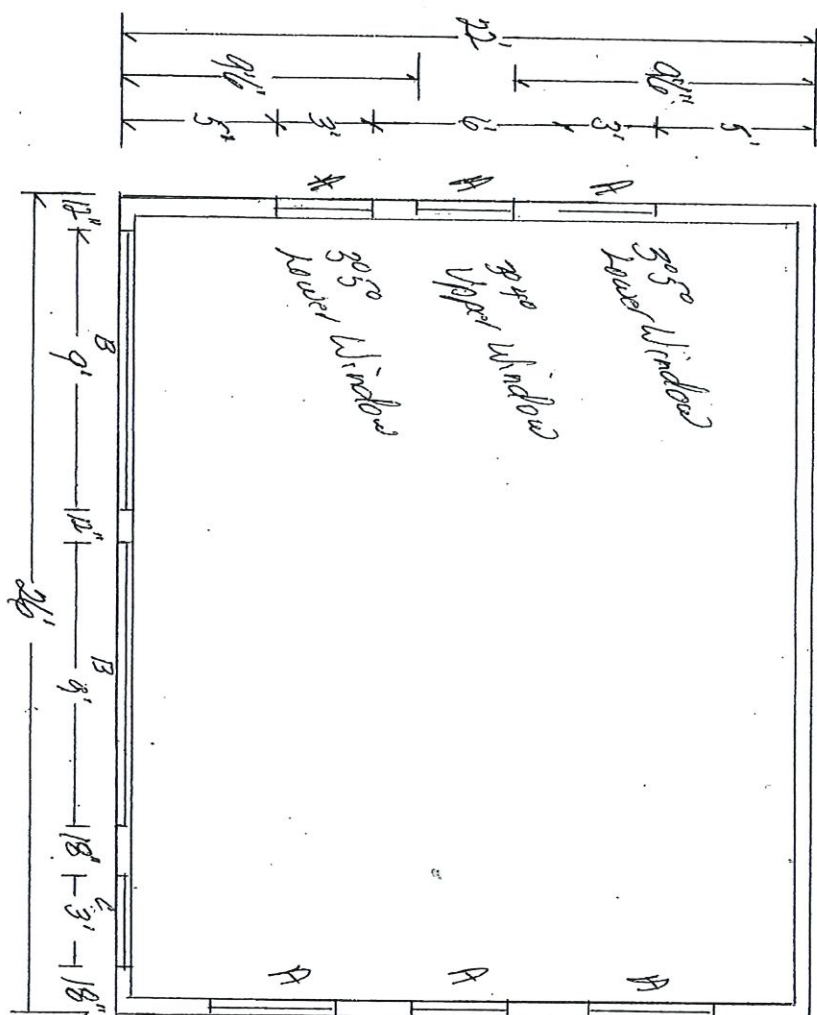
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundary.

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

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-543-2338 FAX NUMBER: 850-543-1183
LA # 7160

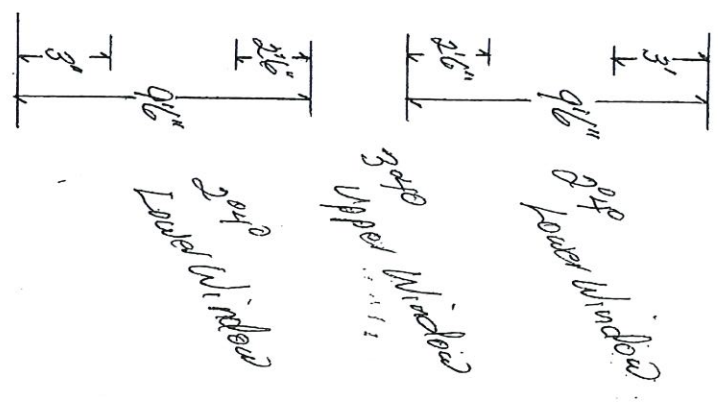
DATE: 05/08/19	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 04435.DWG	DATE OF LAST FIELD WORK: 05/07/19	JOB NUMBER: 04-435	

Overhead View
 Scale 1/4" = 1'

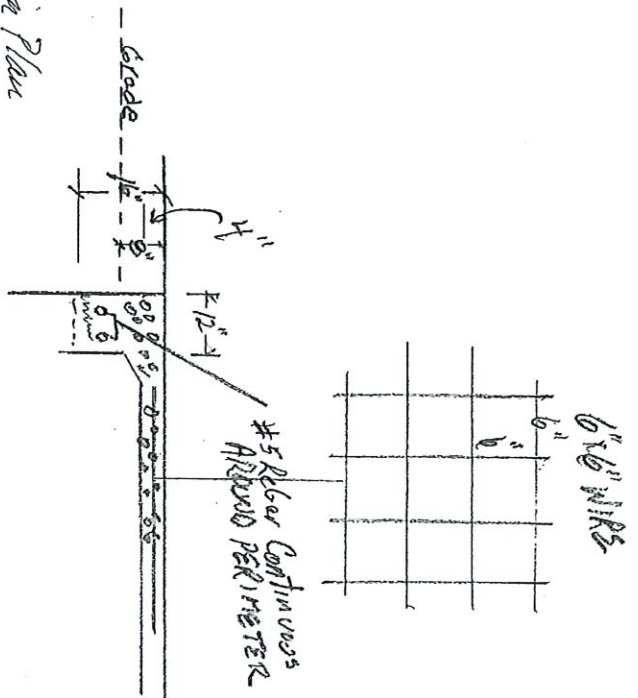


Sabbath Residence

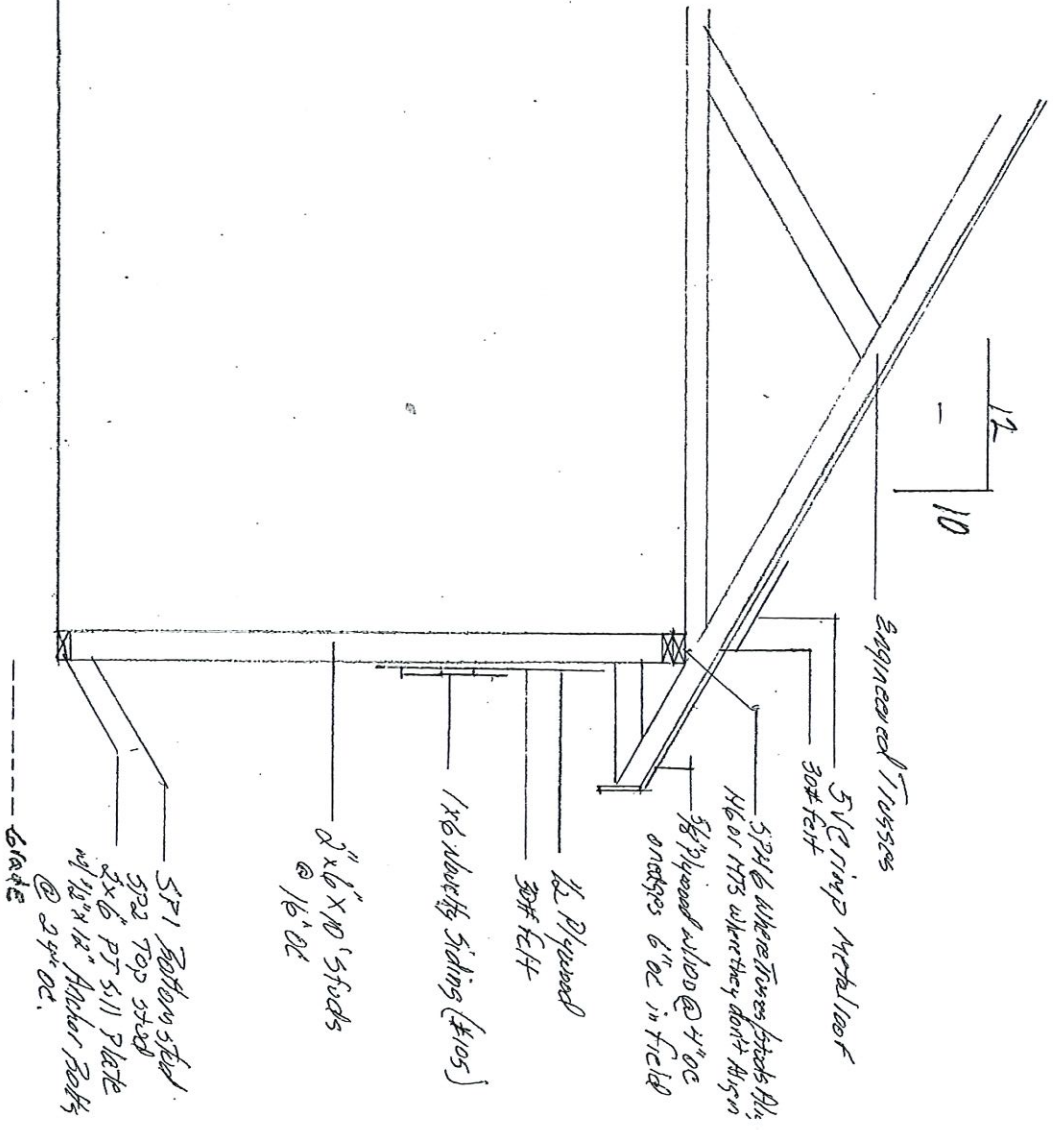
A - Windows - (LWS, OR-50)
 B - Garage Doors (overhead)
 C - Entry Door
 Headers 2x12 w/1/2" plywood

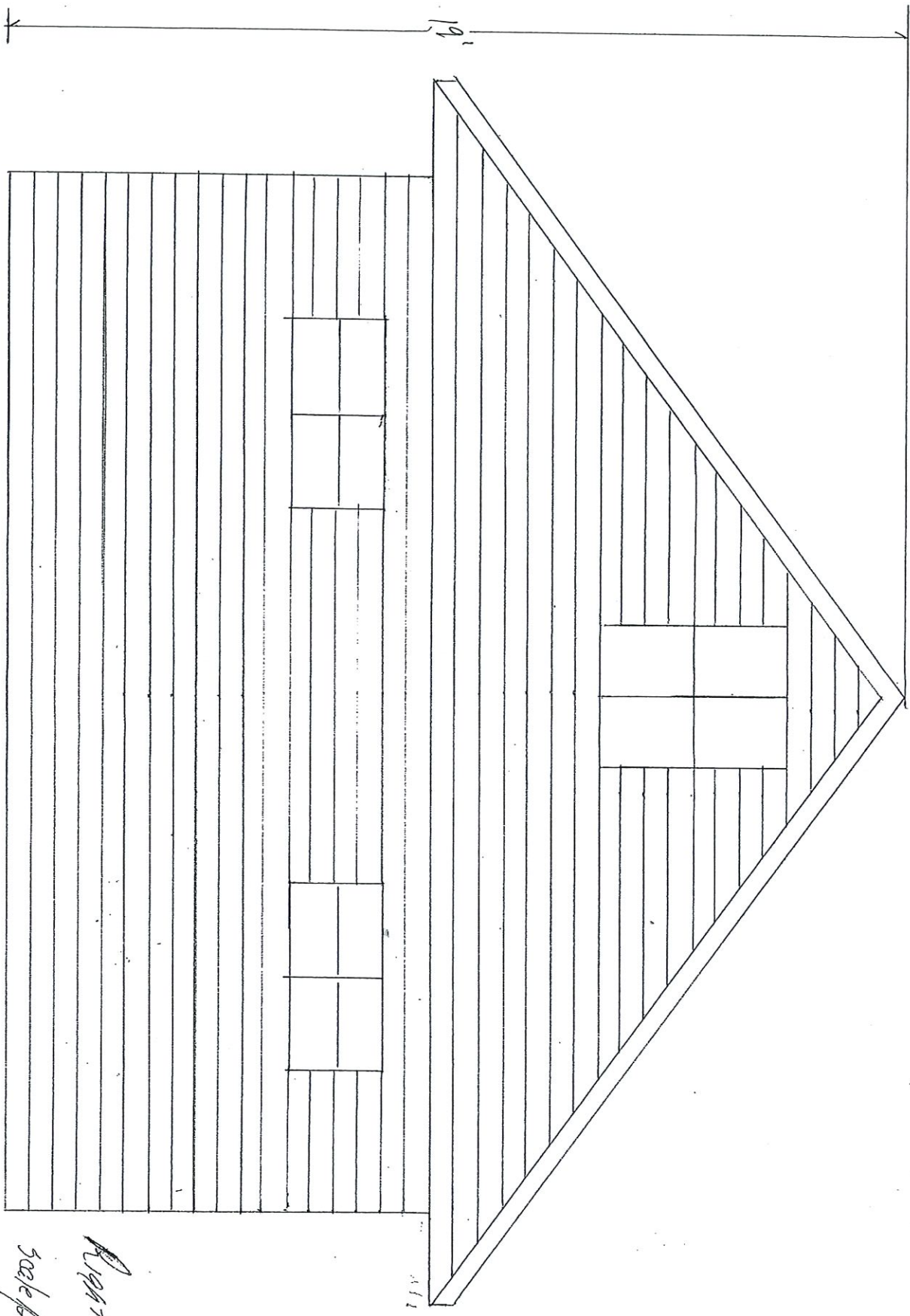


Foundation Plan
Scale 1/2" = 1'



Wall Section
Scale 1/2" = 1'

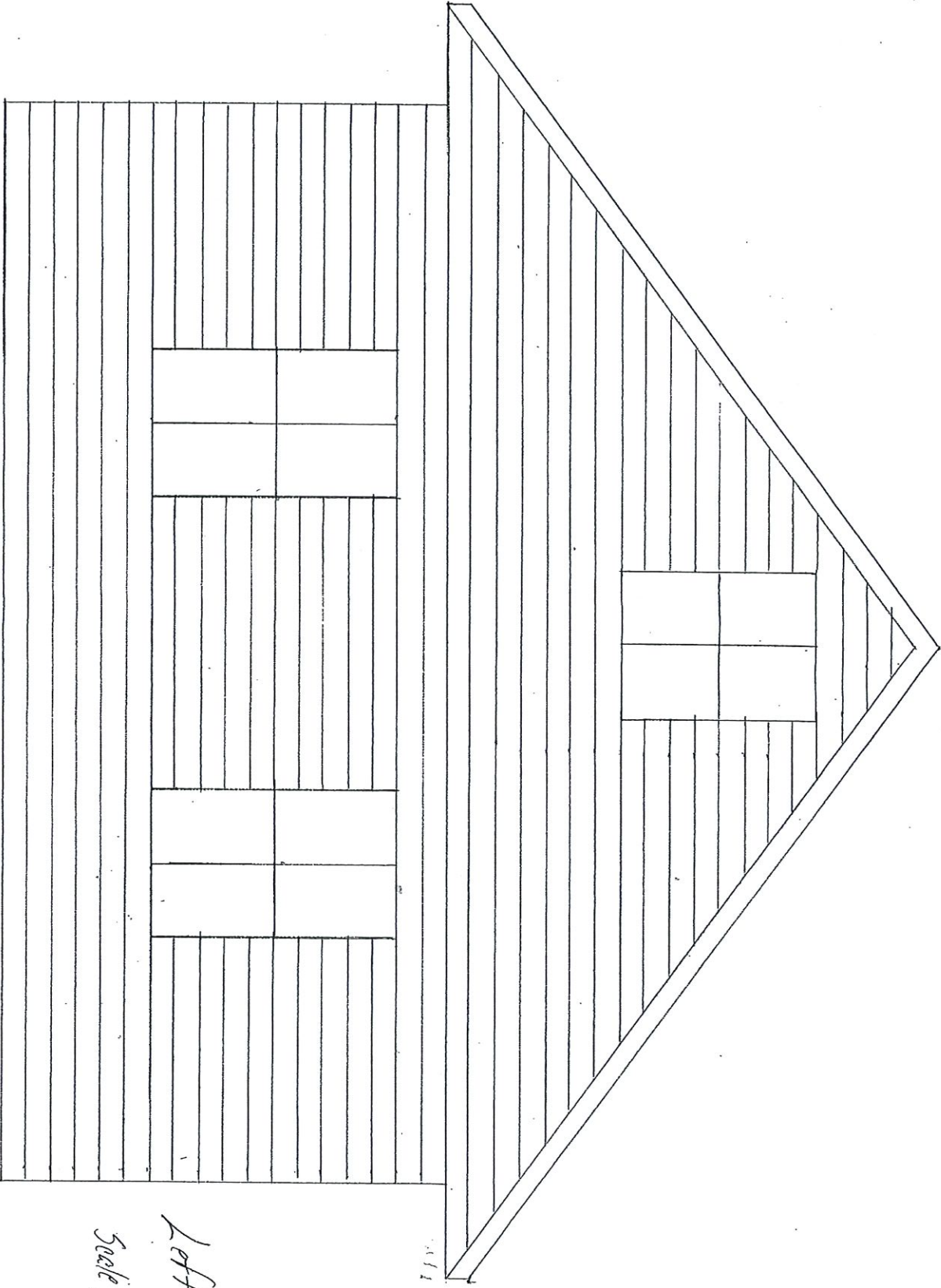




19''

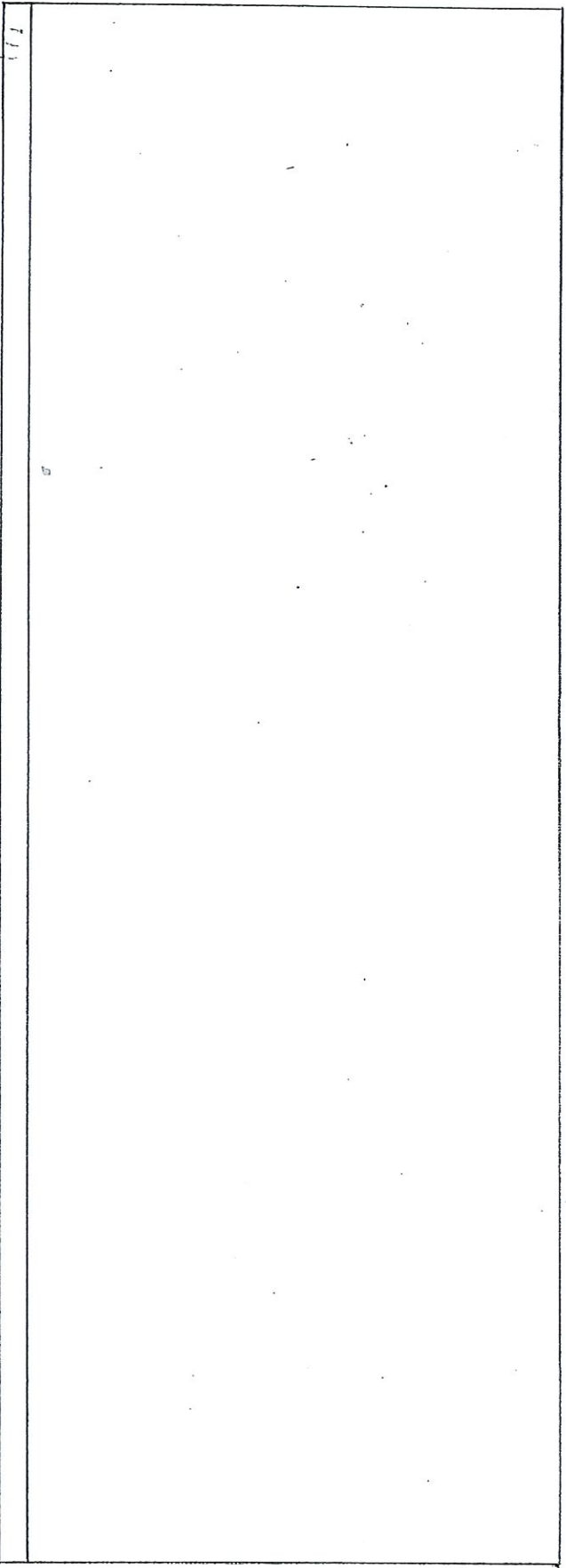
Rear Elevation

Scale 1/4" = 1'



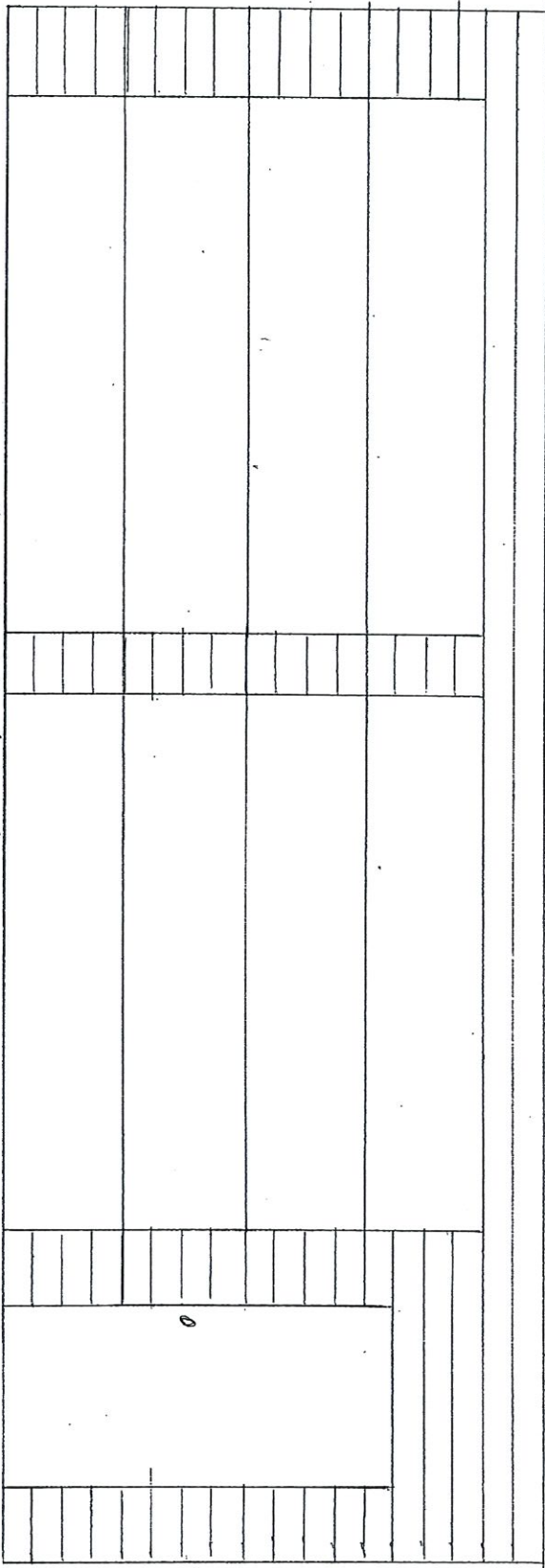
Left Elevation
Scale 1/2" = 1'

Front Staircase
width = 1'



9' x 8' Overhead
Garage doors

3' Entry door





**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner 71 Market Street, LLC
Address 71 Market Street
City Apalachicola State FL Zip 32320
Phone (678) 920-8888 (Vincent Lindley)

State License # ALL TO BE DETERMINED
City License # _____ County License # _____
Email Address _____
Phone ()

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance
- Other: The addition of an open balcony supported by columns following the entire building

PROPERTY INFORMATION:

Street Address: 71 Market Street City & State Apalachicola, Florida Zip 32320

Historic District Non-Historic District Zoning District C-1

Parcel #: 01-09S-08W-8330-00E2-0200 Block(s) Block E2 Lot(s) Lot 20

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

OFFICIAL USE ONLY

Setback requirement of Property:

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

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

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

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

The project is the addition of an open balcony wrapping the building on both Market Street and Ave "D". The balcony is in City property and requires an Encroachment Agreement, a blank version of which is attached to this Application, ready to be signed. The materials will be steel with a concrete walking surface. A model example of this balcony may be seen at the corner of Commerce Street and Ave "E". This version will be simpler and have a ceiling with recessed lights to allow evening tables. Contractor yet to be chosen.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other	See description above as a general concept		

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Lindley, Vincent

ADDRESS: 207 Carson Creek Dr.

CITY, STATE & ZIP CODE: Dawsonville, GA 30534 PHONE # (678) 920-8888

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: To Be Determined (TBD)

ADDRESS: TBD

CITY, STATE & ZIP CODE: TBD PHONE # TBD

STATE LICENSE NUMBER: TBD COMPETENCY CARD # _____

ADDRESS OF PROJECT: 71 Market Street, Apalachicola, FL 32320

PROPOSED USE OF SITE: Addition of an open balcony along Market St and Ave. "D"

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO No water nearby/ Not in a Flood Zone

PROPERTY PARCEL ID # 01-09S-08W-8330-00E2-0200

LEGAL DESCRIPTION OF PROPERTY: Lot 20, Block "E2"

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

BONDING COMPANY: 71 Market Street, LLC

ADDRESS: 71 Market St. CITY, STATE & ZIP: Apalachicola, FL 32320

ARCHITECT'S/ENGINEER'S NAME: Lucas Associates Architects, George Coon, Associate

ADDRESS: 252 6th St. CITY, STATE & ZIP: Apalachicola, FL 32320

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

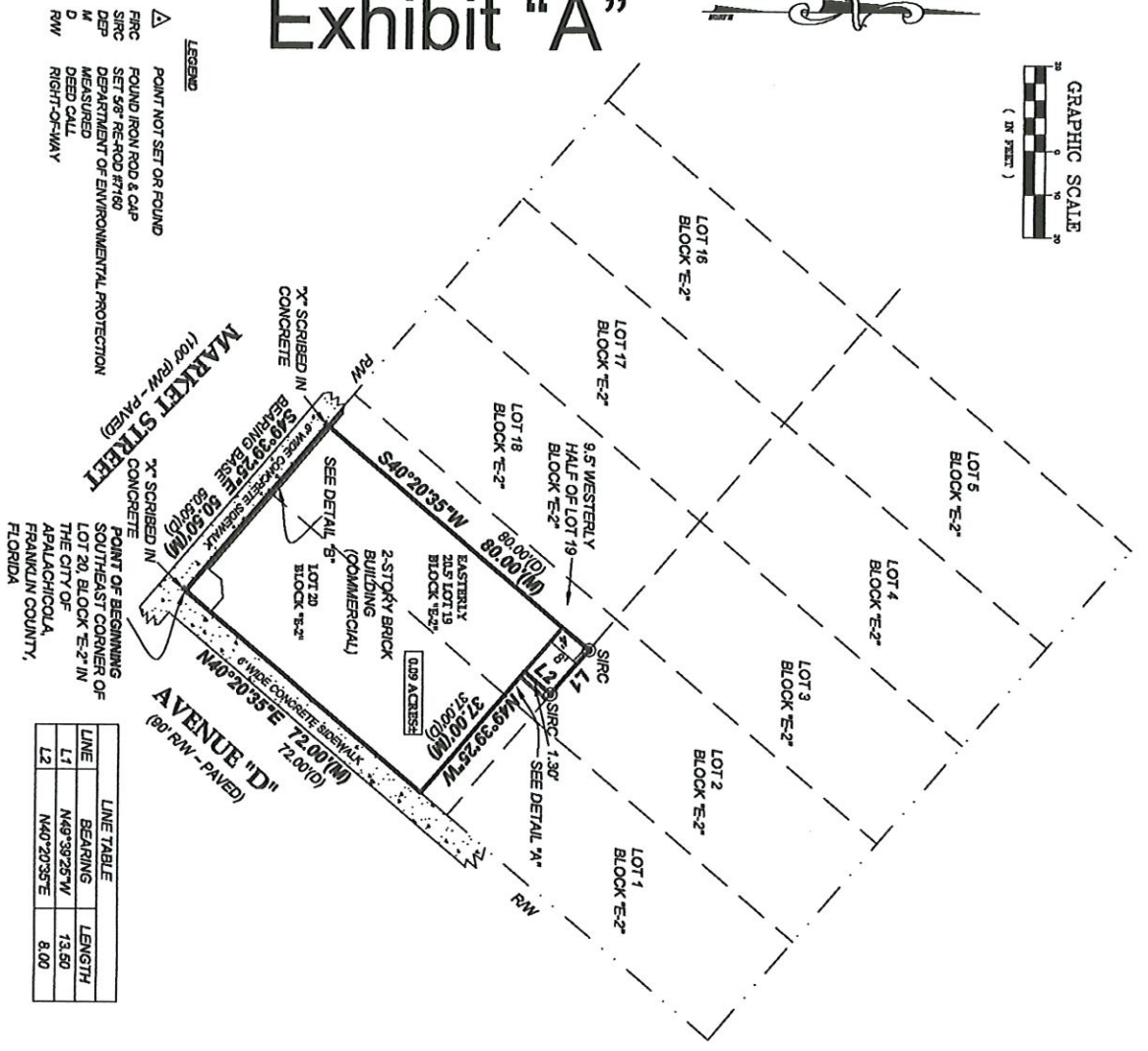
WATER SYSTEM PROVIDER: City SEWER SYSTEM PROVIDER: NA

PRIVATE WATER WELL: NA SEPTIC TANK PERMIT NUMBER: NA

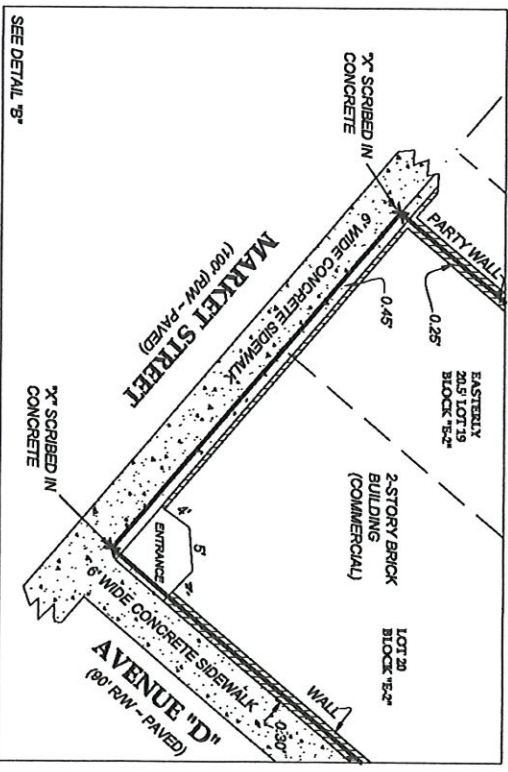
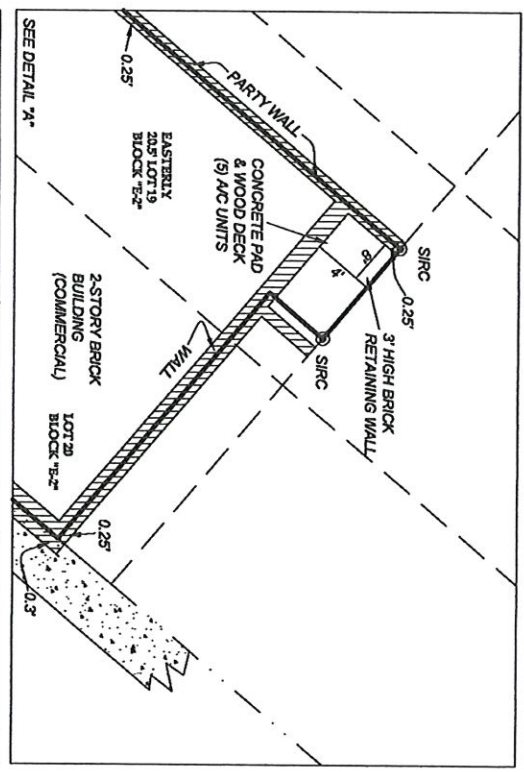
RECEIVED
MAY 10 2019
BY: *[Signature]*



Exhibit "A"



LINE	BEARING	LENGTH
L1	N49°39'25"W	13.60
L2	N40°20'35"E	8.00



PLAT OF BOUNDARY SURVEY CERTIFIED BY:
 SALTY BAY PROPERTIES, II, LLC;
 FIRST WESTERN FEDERAL SAVINGS BANK,
 SANDERS & DUNCAN, P.A.;
 CHICAGO TITLE INSURANCE COMPANY

I hereby certify that this is a true and correct representation of the property shown hereon and that this survey was made by me or by a duly qualified and licensed surveyor under my supervision and that the same was made in accordance with the laws of the State of Florida and the rules and regulations of the State Board of Professional Engineers and Surveyors.

TR & A
THURMAN RODDENBERRY & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPMAKERS
 P.O. BOX 100 • 125 SHERIDAN STREET • SONCHICORY, FLORIDA 32088
 PHONE: (904) 241-1111 FAX: (904) 241-1111

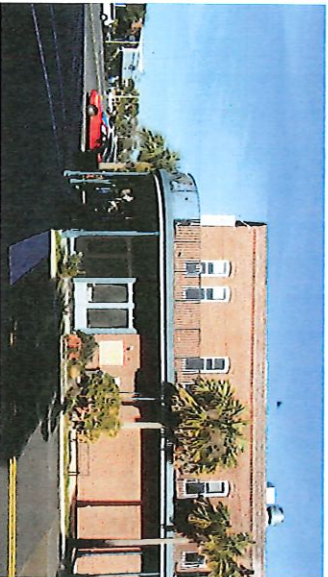
DATE: 12/09/11 DRAWN BY: MMD
 FILE: 11282DWG DATE OF LAST FIELD WORK: 11/20/11
 JOB NUMBER: 11-282

FLOOD ZONE INFORMATION: Subject property is located in Zone
 X as per Flood Insurance Rate Map Community Panel Number:
 120089 0528E. Index Date: June 17, 2002, Franklin County,
 Florida.

71 Market Street Balcony Addition

Contents:

1. Survey existing conditions
2. AS1 Existing Plan
3. AS2 Revised Plan with Balcony
4. A1 Building Before Addition of Balcony
5. A2 Building After Addition of Balcony
6. A3 Section Thro' Balcony detail
7. A4 Side Views Before & After



GATEWAY TO APALACHICOLA, IRON WORK BALCONIES*



RECEIVED
MAY 1 0 2019
BY: *[Signature]*

LINDLEY BALCONY DRAWINGS

SCALES: AS SHOWN

DATE: MAY, 2019

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Interiors
TUCAS
Associates
Architects

"X" SCRIBED
IN CONCRETE

S49°39'25"E 50.50'(M)
BEARING BASE 50.50'(D)

"X" SCRIBED
IN CONCRETE

6' WIDE CONCRETE SIDEWALK

S40°20'35"W

80.00'(D)
80.00'(M)

SEE DETAIL "B"
LOT 20
BLOCK "E-2"
2-STORY BRICK
BUILDING
(COMMERCIAL)

EASTERLY
20.5' LOT 19
BLOCK "E-2"

0.09 ACRES

37.00'(M)
37.00'(D)

6' WIDE CONCRETE SIDEWALK

N40°20'35"E 72.00'(M)

N49°39'25"W

SIRC
L1
L2
SIRC 1:30'

LINDLEY IMAGES

SCALE: AS SHOWN

DATE: MAY, 2019

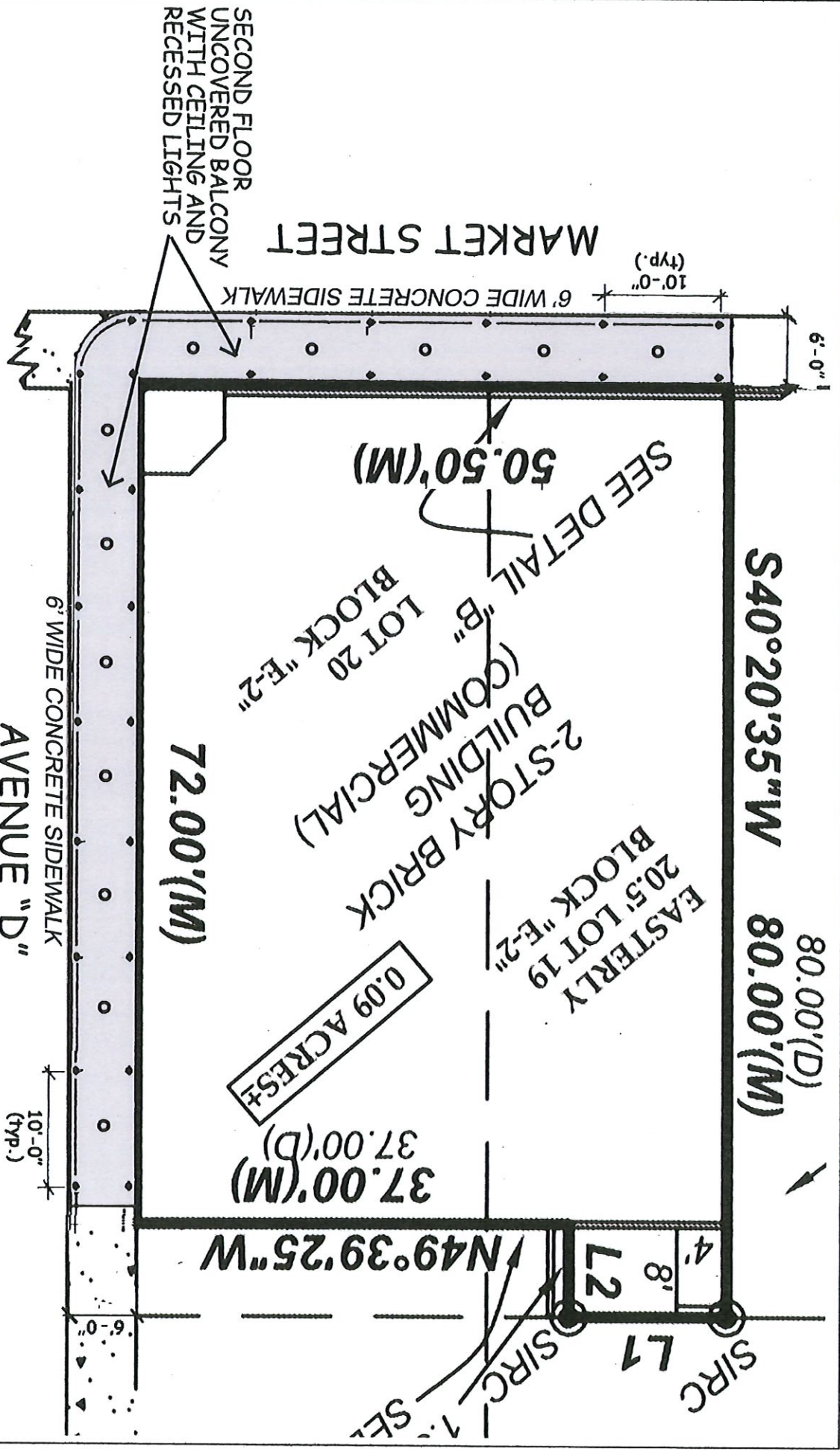
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ASI



LINDLEY IMAGES

SCALE: AS SHOWN

DATE: MAY, 2019

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AS2



BUILDING BEFORE ADDITION OF BALCONY

LINDLEY IMAGES

SCALE: NO SCALE

DATE: MAY, 2019

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LUCAS
ASSOCIATES
Architects

A1



GATEWAY TO APALACHICOLA, "IRON WORK BALCONIES"

LINDLEY IMAGES

SCALE:NO SCALE

DATE: MAY, 2019

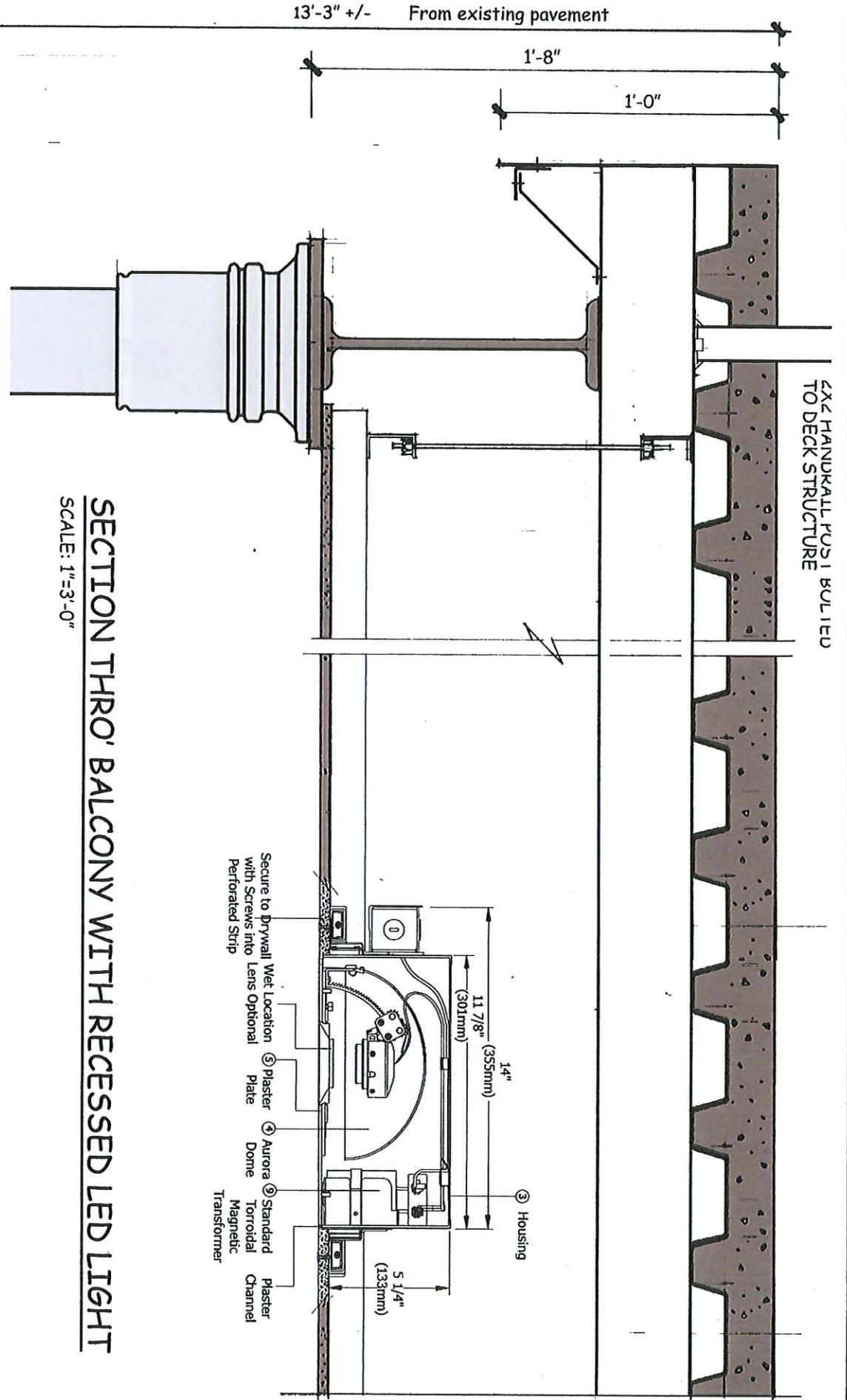
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A2



4x4 HANDRAIL POST BOLTED TO DECK STRUCTURE

13'-3" +/- From existing pavement

1'-8"

1'-0"

SECTION THRO' BALCONY WITH RECESSED LED LIGHT
 SCALE: 1"=3'-0"

- ③ Housing
- ④ Aurora Dome
- ⑤ Standard Toroidal Magnetic Transformer
- Plaster Channel
- Secure to Drywall Wet Location with Screws into Perforated Strip
- ① Lens Optional
- ② Plaster Plate

11 7/8" (301mm)

14"

5 1/4" (133mm)

LINDLEY IMAGES

SCALE: AS SHOWN

DATE: MAY, 2019

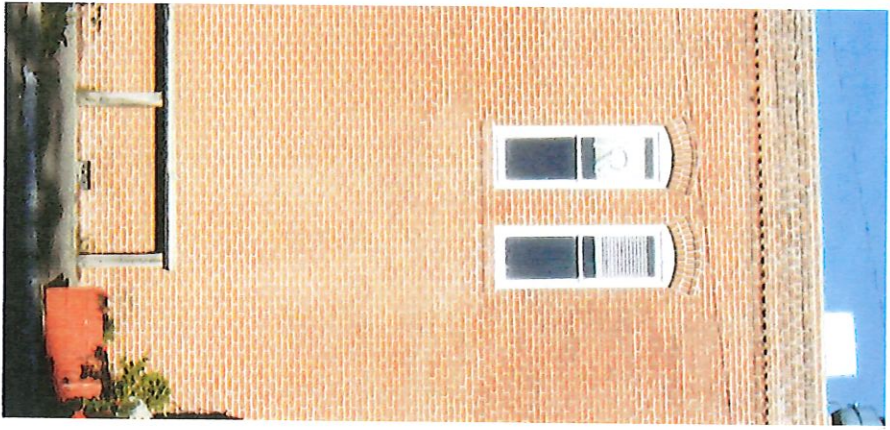
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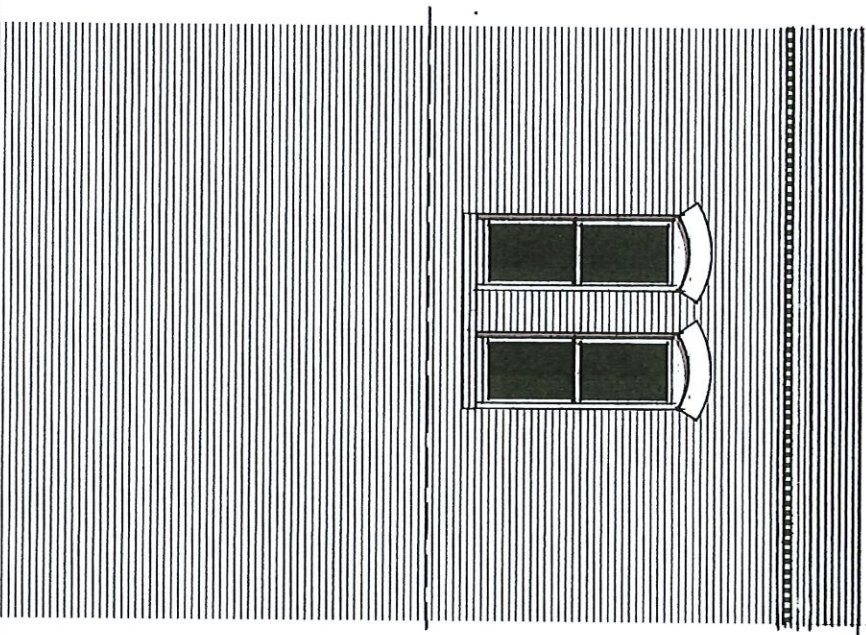
Architecture
 Planning
 Interiors
LUCAS
 Associates
 Architects

A3



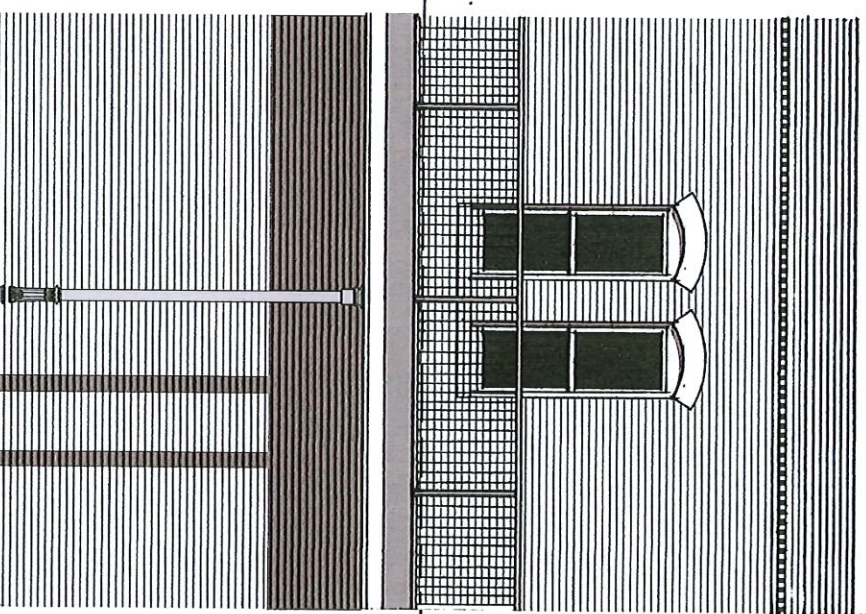
LINDLEY BUILDING/SIDE VIEW
NO SCALE

13'-9" 27'-6"



LINDLEY EXISTING SIDE FROM AVE "D"
SCALE: 1/4" (APPROXIMATE)

13'-9" 27'-6"



LINDLEY ADDED BALCONY FROM AVE "D"
SCALE: 1/4" (APPROXIMATE)

LINDLEY IMAGES

SCALE: AS SHOWN

DATE: MAY, 2019

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A4



**Permit Application Review/C. Bankston
6/3/2019**

Project: 71 Market Street, LLC

Address: 71 Market Street

Overview: 2nd Floor Balcony

Zoning: C-1 (Consistent)

Lot Size: N/A

Flood Zone: N/A

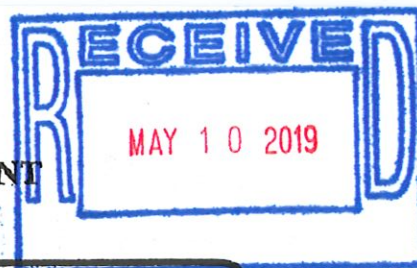
Setbacks: (Encroachment agreement needed)

Height: N/A

Lot Coverage: N/A

-EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT



Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Passanante, Paul & Kimberly

ADDRESS: 227 Swamp Rd.

CITY, STATE & ZIP CODE: Fountainville, PA 18923 PHONE # (215) 264-8978

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Gary Ulrich

ADDRESS: 58 Avenue E

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # (850) 653-2900

STATE LICENSE NUMBER: CRC1328499 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 220 Avenue D, Apalachicola, FL

PROPOSED USE OF SITE: Garage with small area behind /bedroom over

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO No water nearby/ Not in a Flood Zone

PROPERTY PARCEL ID # 01-09S-08W-8360-0009-0080

LEGAL DESCRIPTION OF PROPERTY: Block 9, Unidentified Lot. Corner of Myrtle Street

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: _____

R-1

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

The building is a Garage with small room room behind and bedroom over.
 Addition, Alteration or Renovation to building.

Distance from property lines: Front x2 15' Rear _____ L. Side 15'
R. Side 5'

THIS IS A CORNER LOT

Cost of Construction \$ +/- \$160 per sf. Square Footage 1,719 sf total

EPI _____ Flood Zone X Lowest Floor Elevation + 0.5' Above grade

Area Heated/Cooled 1,719 sf # Of Stories 2 # Of Units This is a bedroom

Type of Roof metal hipped Type of Walls plapped cemetitious Type of Floor wood truss

Extreme Dimensions of: Length 44'-0" Height 20'-0" Width 34'-0"

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

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

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

Signature of Owner or Agent _____

Signature of Contractor _____

Date: 10 May 2019

Date: _____

Notary as to Owner or Agent _____

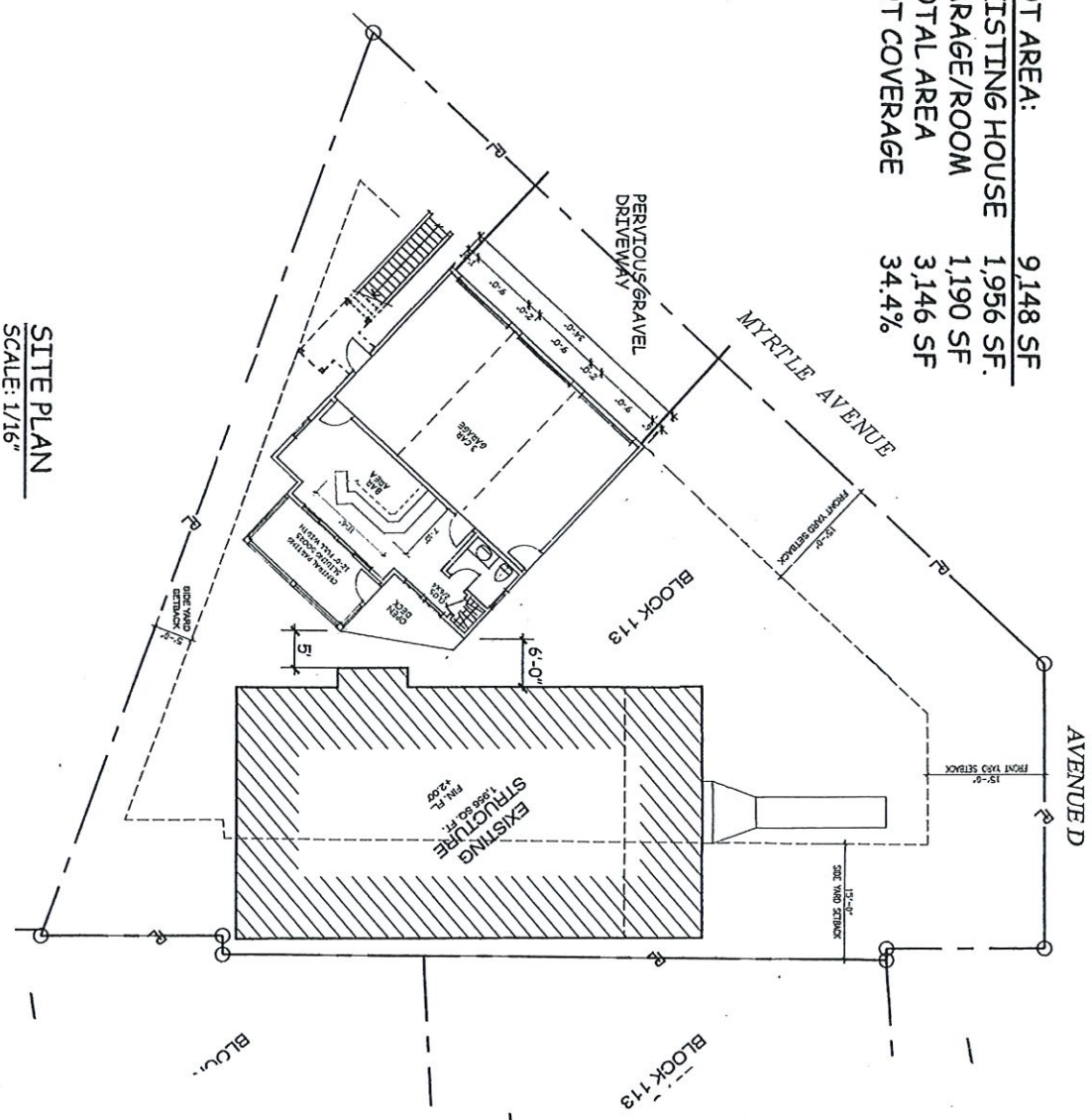
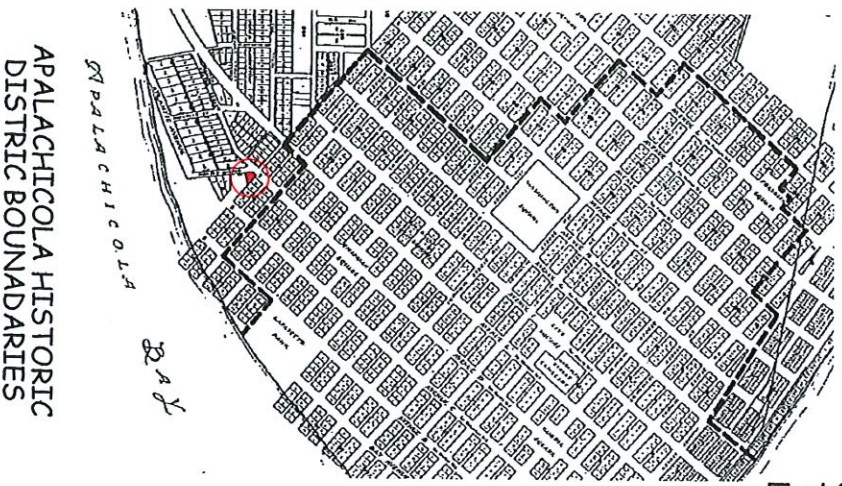
Notary as to Contractor _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



SITE PLAN
SCALE: 1/16"

PASSANANTE CARRIAGE HOUSE

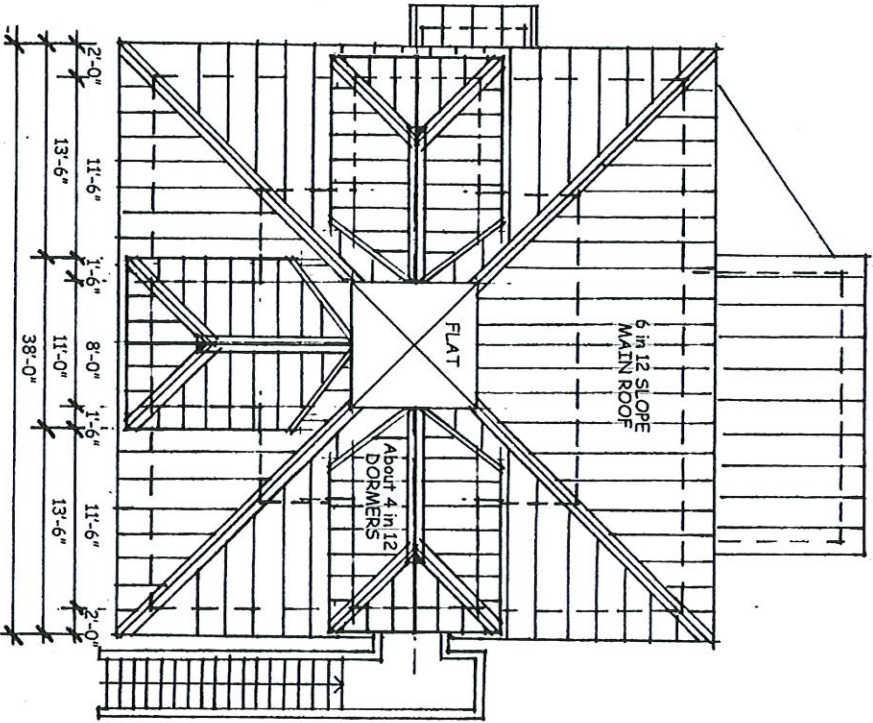
SCALE: AS SHOWN

DATE: 5-6-2019

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ROOF PLAN

SCALE: 1/8"

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

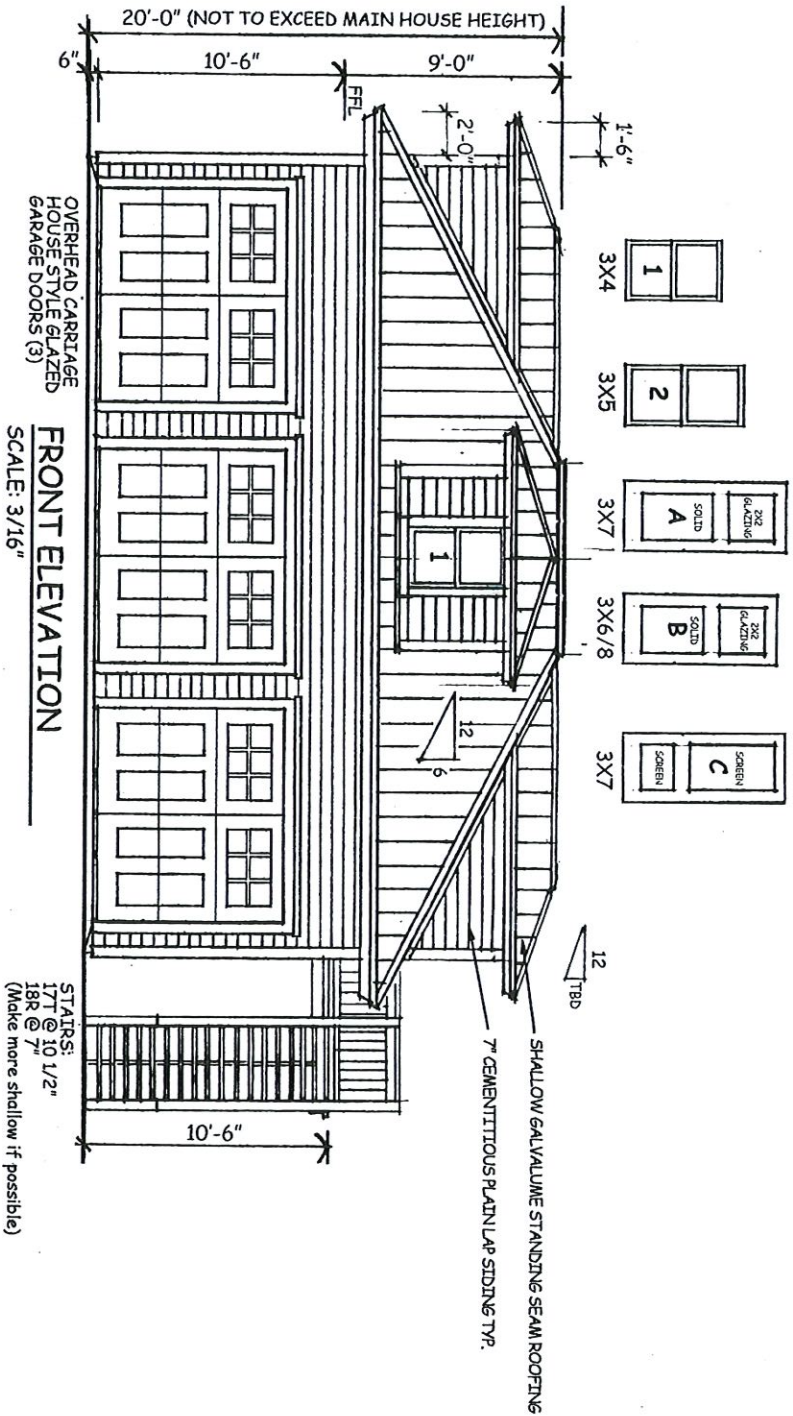
DATE: 5-6-2019

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A3



OVERHEAD CARRIAGE
HOUSE STYLE GLAZED
GARAGE DOORS (3)

FRONT ELEVATION
SCALE: 3/16"

STAIRS:
17T @ 10 1/2"
18R @ 7"
(Make more shallow if possible)

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

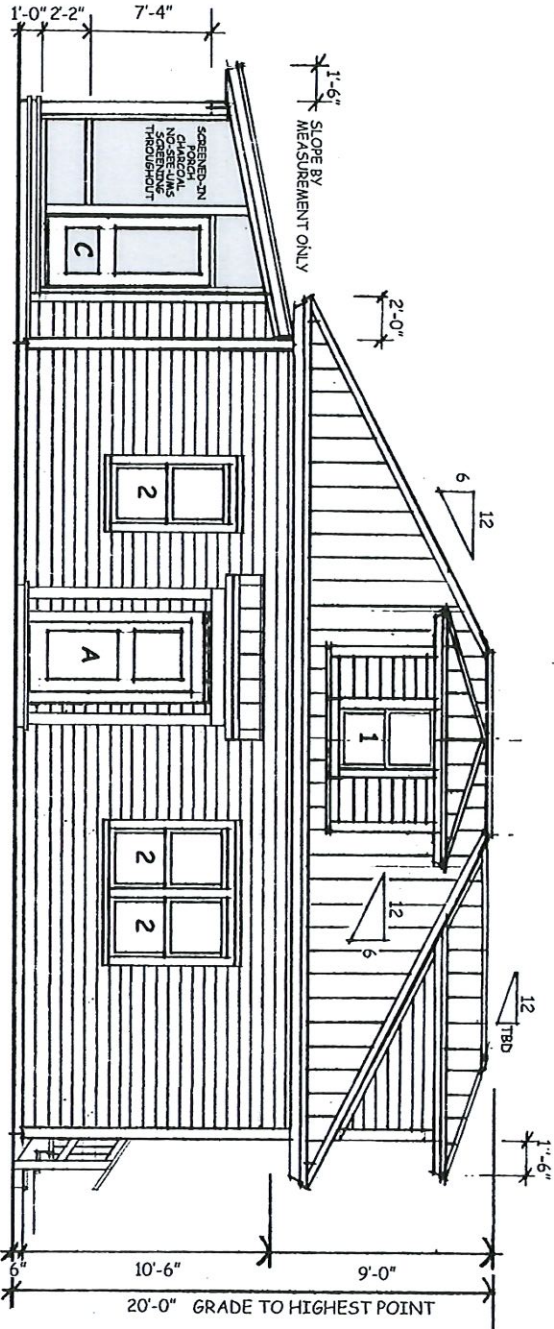
DATE: 5-6-2019

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A4



EAST SIDE
SCALE: 3/16"

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

DATE: 5-6-2019

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A5



REAR ELEVATION
SCALE: 3/16"

SCREENED-IN PORCH CHARCOAL SCREENINGS THROUGHOUT
SCREENED-IN PORCH CHARCOAL SCREENINGS THROUGHOUT
GROUND FLOOR 1'-0" ABOVE GRADE
DECK & GARAGE FLOOR 0'-6" ABOVE GRADE

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

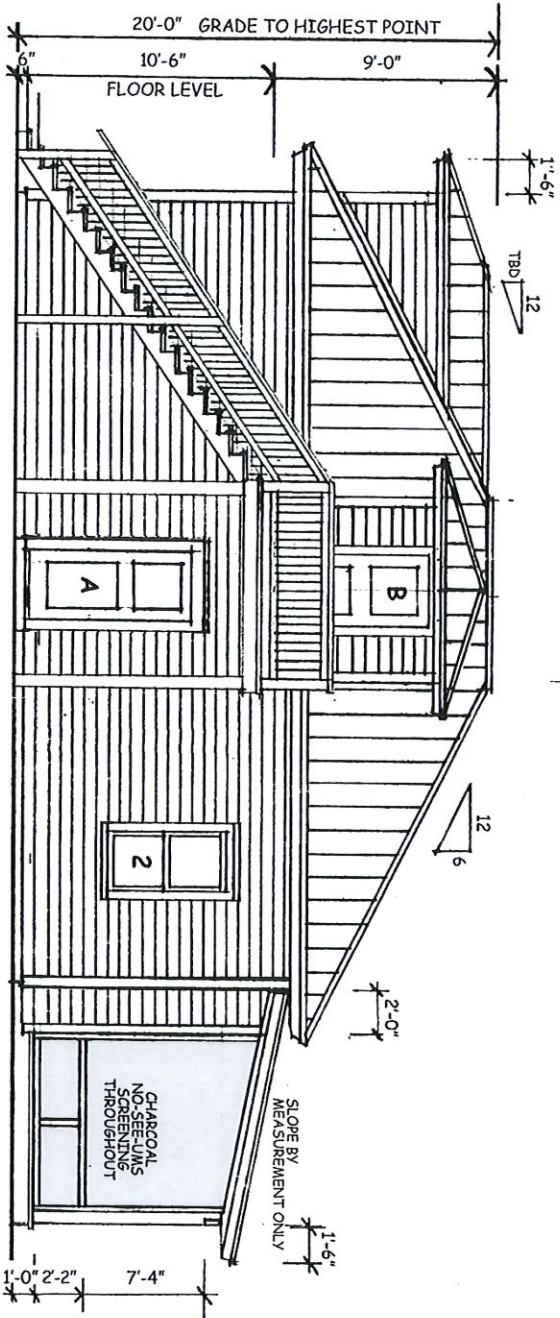
DATE: 5-6-2019

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A6



WEST SIDE
SCALE: 3/16"

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

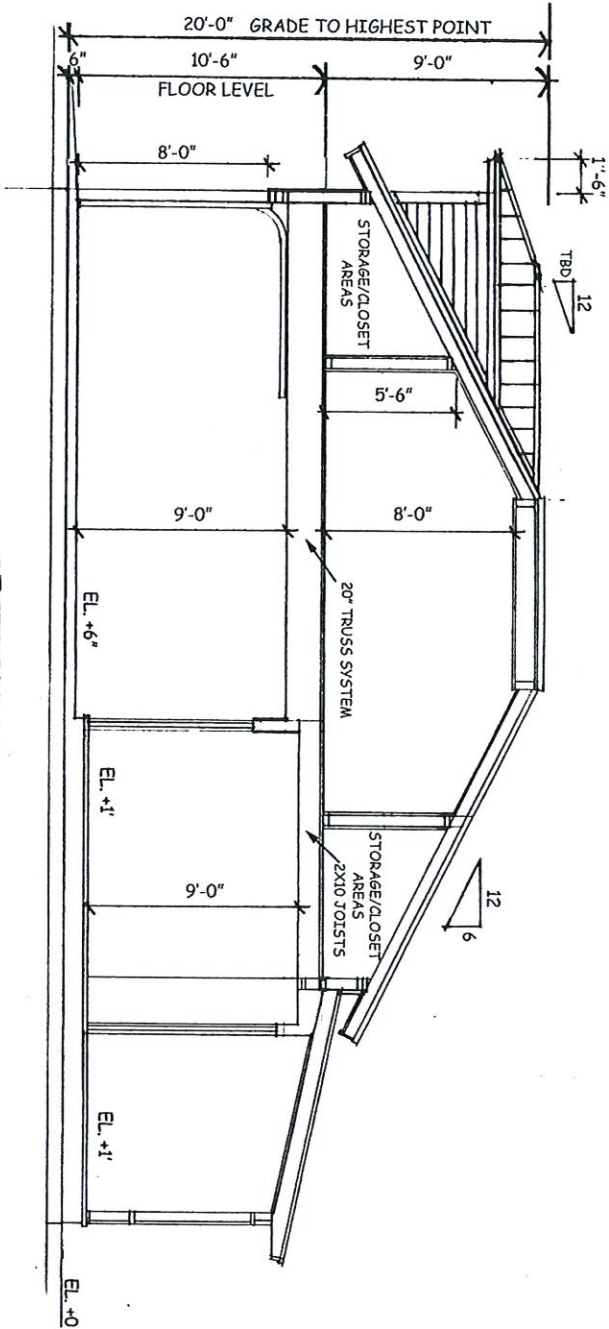
DATE: 5-6-2019

george coon inc

residential · planning · design

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A7



SECTION AA
SCALE 3/16"

PASSANANTE CARRIAGE HOUSE

SCALE: AS SHOWN

DATE: 5-6-2019

george coon inc

residential · planning · design

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Permit Application Review/C. Bankston
6/3/2019

Project: Kirk & Pennie Robertson
Address: 213 Ave E
Overview: Garage

Zoning: OR/R-1 (Consistent)

Lot Size: 130x100

Flood Zone: X

Setbacks: 6' from Side setback, 30' from front setback - Consistent

Height: 16' – Consistent

Lot Coverage: 21% - Consistent

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Kirk & Annika Robertson
 Address 213 Avk E
 City Apalachicola State FL Zip 32370
 Phone (425) 495-4027

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

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

*Reason for Denial _____

PROJECT TYPE

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

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

PROPERTY INFORMATION:

Street Address: 213 Avk E City & State Apalachicola FL Zip 32370
 Historic District [] Non-Historic District Zoning District OR/R-1
 Parcel #: 01-095-08W-8330-0115-0010 Block(s) 115 Lot(s) 1, 2 & 10' of 1 of 3
 FEMA Flood Zone/Panel #: X Zone
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: ~~25~~ ³⁰ Rear: _____ Side: 6' Lot Coverage: 21%

Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

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

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

HW 28'w x 30'L GARAGE - open

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

CERTIFICATION

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

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

DATE

SIGNATURE OF APPLICANT

EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: Kirk & Alnnik Robertson

ADDRESS: 213 Ave E

CITY, STATE & ZIP CODE: Apalachicola PHONE # 425 495-4071

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 213 Ave E, Apalachicola, FL 32320

PROPOSED USE OF SITE: 28 ft x 30 ft garage

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

PROPERTY PARCEL ID # 01-095-08W-8330-0115.0010

LEGAL DESCRIPTION OF PROPERTY: 1, 2 & 10' of lot 3 Block 115

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:

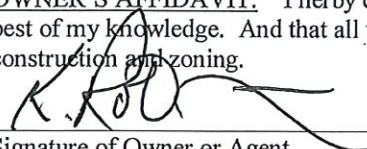
Single Family Townhouse Commercial Industrial
 Duplex Swimming Pool Storage Sign
 Multi-Family Demolition Other
 Addition, Alteration or Renovation to building. _____

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

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

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

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



Signature of Owner or Agent

Date: 5/7/19

Notary as to Owner or Agent

My Commission expires: _____

Signature of Contractor

Date: _____

Notary as to Contractor

My Commission expires: _____

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



Parcel Summary

Parcel ID 01-095-08W-8330-0115-0010
 Location Address 213 AVE E
 APALACHICOLA 32320
 Brief Tax Description* BL 115 LOTS 1, 2, & AND 10' OF LOT 3 296/111-112 314/180 645/726 673/726 673/396 719/375 758/69&74 1193/796
 *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 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Robertson Warren Kirk And
 Robertson Pennie Jo
 213 Ave E
 Apalachicola, FL 323201867

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000188	SFR CHAPMAN/APALACH	60.00	FF	0	0
000000	VAC RES	70.00	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/01/2017	\$76,000	PR	1193	796	Unqualified (U)	Improved	LAINE (DECEASED)	ROBERTSON
N	10/03/2003	\$250,000	WD	758	69	Qualified (Q)	Improved	BONDS/WRAY	LAINE
N	08/15/2001	\$184,000	WD	673	396	Qualified (Q)	Improved	LANEY	BONDS/WRAY

Valuation

	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$1,600	\$1,600	\$1,600
Land Value	\$104,450	\$104,450	\$109,000	\$87,750	\$84,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$104,450	\$104,450	\$110,600	\$89,350	\$86,100
Assessed Value	\$104,450	\$104,450	\$98,285	\$89,350	\$86,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$104,450	\$104,450	\$98,285	\$89,350	\$86,100
Maximum Save Our Homes Portability	\$0	\$0	\$12,315	\$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.

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

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

Last Data Upload: 6/10/2019 7:29:12 AM

Version 2.2.23





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0115-0010	Alternate ID	08W09S01833001150010	Owner Address	ROBERTSON WARREN KIRK AND ROBERTSON PENNIE JO
Sec/Twp/Rng	1-9S-8W	Class	VACANT		213 AVE E
Property Address	213 AVE E APALACHICOLA	Acreage	n/a		APALACHICOLA, FL 32320-1867
District	3				
Brief Tax Description	BL 115 LOTS 1, 2, & AND 10' OF (Note: Not to be used on legal documents)				

Date created: 6/10/2019
Last Data Uploaded: 6/10/2019 7:29:12 AM

Developed by  **Schneider**
GEO SPATIAL

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THESE PLANS ARE ISSUED FOR A SINGLE PROJECT UTILIZING TRUSSES MANUFACTURED BY BLACKWATER TRUSS SYSTEM, INC.

STRUCTURAL NOTES

GENERAL

- DESIGN CODE DATA
2015 INTERNATIONAL BUILDING CODE
ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
ALSO 360-05: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
2017 FLORIDA BUILDING CODE

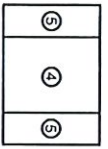
- DESIGN LOADS:
DEAD LOADS: 10 PSF
LIVE LOADS: 20 PSF

- WIND DESIGN CRITERIA
WIND LOAD: 150 MPH 3 SECOND GUST
NOMINAL DESIGN WIND SPEED: 116 MPH
INTERNAL PRESSURE COEFFICIENT: 0 (OPEN)
RISK CATEGORY 1 BUILDING
EXPOSURE CATEGORY C
BASE VELOCITY PRESSURE: 38.3 PSF

3. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON OR EXISTING STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

COMPONENTS AND CLADDING		DESIGN PRESSURE (ULT)	DESIGN PRESSURE (ASD)	
ROOFS				
TRIBUTARY AREA 10 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	29.4	-51.0	17.7	-30.6
ZONE 2	29.4	-85.7	17.7	-51.4
ZONE 3	29.4	-129.0	17.7	-77.4
TRIBUTARY AREA 100 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 1	27.7	-48.0	16.6	-28.8
ZONE 2	27.7	-73.7	16.6	-44.2
ZONE 3	27.7	-110.9	16.6	-66.5
WALLS				
TRIBUTARY AREA 10 SF	DESIGN PRESSURE	DESIGN PRESSURE	DESIGN PRESSURE	DESIGN PRESSURE
POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)	
ZONE 4	51.0	-55.4	30.6	-33.3
ZONE 5	46.7	-85.7	28.0	-51.4
TRIBUTARY AREA 500 SF	POSITIVE (PSF)	NEGATIVE (PSF)	POSITIVE (PSF)	NEGATIVE (PSF)
ZONE 4	41.8	-45.5	25.1	-27.3
ZONE 5	38.3	-63.4	23.0	-38.0

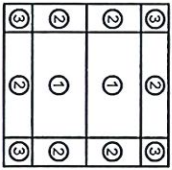
WIND ZONES



WALL

*3'-0" EDGE DISTANCE

ROOF



- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SITE SAFETY.
- VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION - DO NOT SCALE DRAWINGS.

- CONCRETE
FOOTING AND FOUNDATION WALL
SLAB ON GRADE
ALL OTHER CIP CONCRETE
CONCRETE REINFORCING STEEL

3,000 PSI @ 28 DAYS
3,000 PSI @ 28 DAYS
3,000 PSI @ 28 DAYS
60 KSI, ASTM A615

- STEEL
ANGLES, PLATES, AND CHANNELS
BOLTS @ RIDGE (PEAK):
BOLTS @ TRUSS TO POST CONN.
WELDING ELECTRODES

36 KSI, ASTM A36
(4) GRADE A8, 1/2" W/
(8) FLAT & (4) LOCK WASHERS
(2) 5/8" X 10" CARRIAGE BOLTS & (2)
2"x2"x1/8" FLAT & LOCK
WASHERS
E70XX

- WOOD
2x6 AND SMALLER
MINIMUM DESIGN VALUES

Fb 875 PSI
Ft 450 PSI
Fv 135 PSI
F_{c-L} 425 PSI
F_{c-ll} 1,150 PSI
E 1,400,000 PSI
Emin 510,000 PSI

SPF NO. 2 OR BETTER

- 2x8 AND LARGER
MINIMUM DESIGN VALUES

Fb 1,000 PSI
Ft 575 PSI
Fv 145 PSI
F_{c-L} 405 PSI
F_{c-ll} 1,450 PSI
E 1,300,000 PSI
Emin 470,000 PSI

HEM-FIR NO. 2 OR BETTER

- 6x6 OR 8x8 WID POST
MINIMUM DESIGN VALUES

Fb 1,400 PSI
E 1,600,000 PSI

TREATED SOUTHERN YELLOW PINE (SYP)

- ROOF & WALL SHEATHING
ROOF METAL PANELS SHALL BE 26 GA. X 3'-0" WIDE W/ 5 RIBS



3200 W 23rd. St.
Panama City, FL 32405
mkweber.com

Michael K. Weber P.E.
FL P.E. #75798

Michael K. Weber
5/11/14

Pole Building: 16'x30'x14' w/
12x30 Lean-to

Kirk Robertson
213 Ave. East
Apalachicola, FL 32320



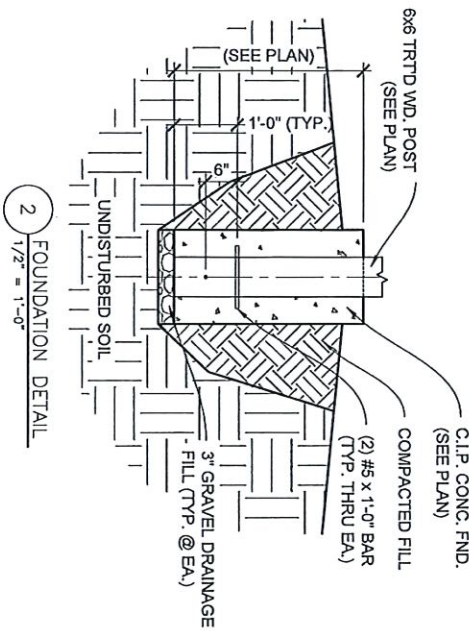
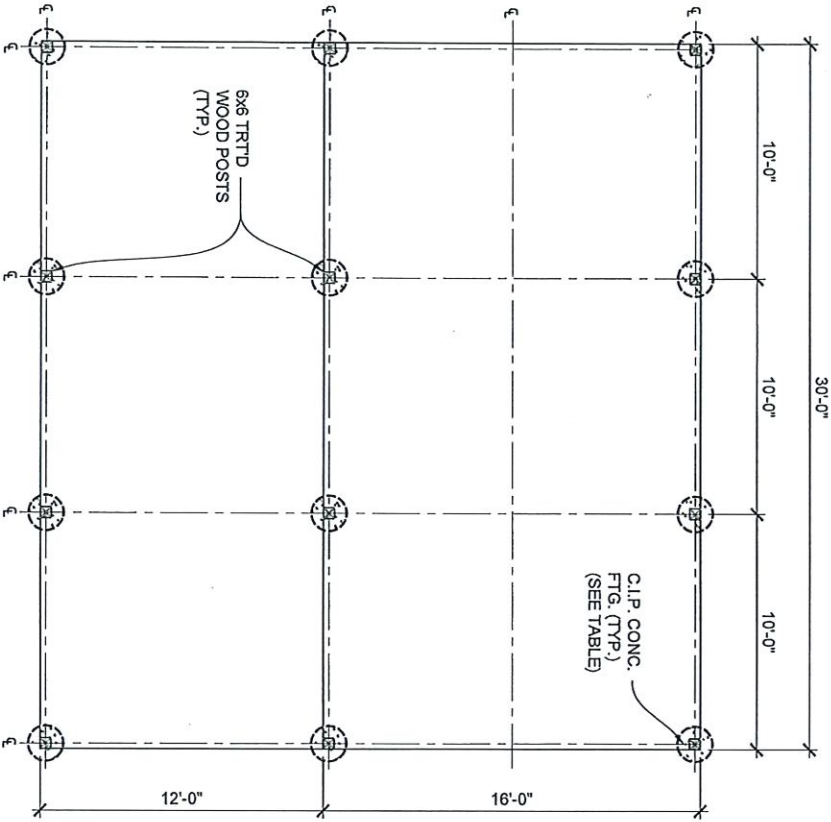
www.blackwatertruss.com
P.O. Box 18
Apalachicola, FL 32320-0018
Phone: (850) 423-1414
Fax: (850) 423-1409
Email: info@blackwatertruss.com

Project No. 19007-25
Drawn By DAW
Checked by MKW

Drawing Number
S000

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THESE PLANS ARE ISSUED FOR A SINGLE PROJECT UTILIZING TRUSSES MANUFACTURED BY BLACKWATER TRUSS SYSTEM, INC.



Width	6x6 Column's Spacing in Feet	Columns Req. Concrete (lbs)	Column Hole Diameter (in)	Column Hole Depth (in)
16.0	10.0	376.0	18.0	36.0
12.0	10.0	264.0	18.0	36.0

NOTE:
ALL BAG MIX QUICK-RETE OR EQUAL MUST BE PRE-MIXED W/ WATER PER MANUFACTURERS RECOMMENDATIONS PRIOR TO PLACING IN THE HOLE

1 FOUNDATION PLAN
3/16" = 1'-0"

3 POLEBARN SPEC TABLE
N.T.S.

2 FOUNDATION DETAIL
1/2" = 1'-0"

Michael K. Weber
5/11/16



3200 W 23rd. St.
Panama City, FL 32405
mkweber.com

Michael K. Weber P.E.
FL P.E. #75798

Pole Building: 16'x30'x14' w/
12x30 Lean-to

Kirk Robertson
213 Ave. East
Apalachicola, FL 32320
Foundation Plan & Detail



www.blackwatertruss.com
7-0 Bay St.
Apalachicola, FL 32320
Tel: (850) 854-4444
Fax: (850) 854-4444
Email: info@blackwatertruss.com

Project No. 19007-25
Drawn By DAW
Checked by MKW

Drawing Number
S100



APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: June 4, 2019

SUBJECT: Mobile Food Trucks Ordinance Revision

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
Department: Governing Body
Contact: Ron Nalley, City Manager
Presenter: Ron Nalley, City Manager

BRIEF SUMMARY: At the May meeting, the City Commission adopted Ordinance 2019-03 regulating mobile food trucks. At that meeting, the Commission requested that staff bring several revisions back to them for further consideration at the June meeting. These included:

- Ability to operate six days.
- Allow the food truck to remain stationary while on private property when the food truck is closed.
- Ability for the food truck to add tables and chairs.

Since that time, two other suggested amendments have been brought forward:

- Reconsideration of Single Service Food Utensils Requirement in Section 6.
- Ability to establish a mobile food truck court on both public and private property.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To Request that the Planning and Zoning Board Consider this Matter in Accordance with the Land Development Code Amendment Procedure as Outlined in Policy 2 of the Operations and Procedures Manual.

FUNDING SOURCE: None

ATTACHMENTS: Ordinance 2019-03 – Mobile Food Trucks adopted May 7, 2019

STAFF'S COMMENTS AND RECOMMENDATIONS: Similar to previous concerns, the above referenced revisions appear to assign a principal use designation to mobile food trucks which would require them or the lot owner to meet commercial development standards including storm water and parking normally associated with allowable principal uses. Additionally, staff is still concerned that allowing a more permanent food vendor placement (6 days per week) may create a conflict with historic regulations that govern the compatibility of development in the City's historic district. Staff therefore is recommending that the proposed revisions be submitted to the Planning and Zoning Board for review and recommendation.

**CITY OF APALACHICOLA, FLORIDA
ORDINANCE 2019-03 "MOBILE FOOD TRUCKS"**

AN ORDINANCE OF THE CITY OF APALACHICOLA, FLORIDA, AMENDING THE APALACHICOLA LAND DEVELOPMENT CODE OF ORDINANCES BY CREATING CHAPTER XI, MOBILE FOOD TRUCKS; PROVIDING REGULATIONS FOR MOBILE FOOD TRUCKS OPERATING WITHIN THE CITY; REQUIRING MOBILE FOOD TRUCK VENDOR PERMITS FOR OPERATION OF MOBILE FOOD TRUCKS; ESTABLISHING A ZONE FOR OPERATION OF MOBILE FOOD TRUCK BUSINESSES; ESTABLISHING PROHIBITIONS; ESTABLISHING OPERATING REQUIREMENTS; ESTABLISHING PENALTIES FOR VIOLATIONS; AMENDING CHAPTER II OF THE LAND DEVELOPMENT CODE TO CREATE DEFINITIONS FOR MOBILE FOOD TRUCKS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the mobile food truck industry has expanded and provides the service of convenient and diverse food choices; and

WHEREAS, the people have a right to and should be ensured that food purchased from mobile food trucks is safe for consumption; and

WHEREAS, the City Commission recognizes the need for reasonable regulations intended to provide economic development and entrepreneurial opportunities for mobile food truck businesses while protecting public health, safety, and welfare, minimizing visual impacts to the public realm; and

WHEREAS, the City Commission has determined that it is in the best interest of the residents of Apalachicola that minimum regulatory standards of conduct be enacted to permit Mobile Food Trucks to operate within the City of Apalachicola.

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF APALACHICOLA, FLORIDA, THE FOLLOWING ORDINANCE PROVISIONS FOR THE CITY OF APALACHICOLA:

SECTION 1. Chapter XI, "Mobile Food Trucks," of the Code of Ordinances is hereby created as follows:

CHAPTER XI - MOBILE FOOD TRUCKS

Section 1. Definitions.

- (a) *Commissary* means an approved facility that provides support services for specific required functions of a mobile food truck business. Any food establishment permitted or licensed by a regulatory agency, such as a catering operation, restaurant, grocery store or similar establishment or any otherwise approved facility by Florida Department of Agriculture and Consumer Services in which food, containers, or supplies are kept, handled, prepared, packaged, or stored can be considered for approval as a commissary. When not required at the mobile food truck operation, commissaries may provide a three compartment sink for washing, rinsing, and sanitation of equipment in addition to hand wash and restroom facilities. A private residence may not be used as a commissary.
- (b) *Mobile Food Truck* means a vehicle which is used to vend food and beverage products and is classified as one of the following:

1. *Class I – Mobile Kitchens.* These vehicles may cook, prepare and assemble food items on or in the unit and serve a full menu. These vehicles may also vend the products permitted for Class II Mobile Food Trucks.
 2. *Class II – Canteen Trucks.* These vehicles vend pre-cooked foods, pre-packaged foods, pre-packaged drinks and incidental sales of pre-packaged frozen dairy or frozen water-based food products, fruits and vegetables. No preparation or assembly of food or beverage may take place on or in the vehicle; however, the heating of pre-cooked food is permitted.
- (c) *Mobile Food Vendor* means a person who prepares, dispenses or otherwise sells food from a mobile food truck.

Section 2. Mobile Food Truck Vendor Permit Requirements.

- (a) Any person engaged in the selling, preparation or dispensing of food from a mobile food truck must purchase an annual mobile food truck vendor permit in accordance with this Chapter.
- (b) An applicant for a Class I Mobile Food Truck Vendor Permit shall make their mobile food truck available for inspection by the City of Apalachicola Volunteer Fire Department at a location determined by the City. The City of Apalachicola Volunteer Fire Department shall ensure compliance with all applicable federal, state and local fire safety statutes, regulations, ordinances and codes. Subsequently, every Class I Mobile Food Truck must undergo an inspection by the City of Apalachicola Volunteer Fire Department annually.
- (c) All mobile food truck vendors must display the mobile food truck vendor permit issued by the City in a prominent and visible manner.

Section 3. Permit Application and Administrative Rules and Regulations.

Applications for mobile food truck vendor permits must include the following information:

- (a) The name, address, telephone number, and email address of the applicant.
- (b) Address of proposed location to store the mobile food truck when not in use.
- (c) A description or menu of the type of food and/or beverages to be sold.
- (d) Color photograph of the mobile food truck depicting its current condition.
- (e) A copy of all permits and business licenses required by the State of Florida, Franklin County and the City of Apalachicola.
- (f) A notarized commissary agreement confirming the mobile food truck vendor is operating in conjunction with a licensed commissary in accordance with Florida Statutes, where applicable.
- (g) Address of proposed operation site(s), including the property address, property owner's name and telephone number, and the name of the principal business located on the property.

(h) A notarized statement by each property owner indicating that the applicant has permission to operate on the site. The affidavit must also indicate that the property owner acknowledges the following requirements:

1. The property owner shall comply with all ordinances regarding solid waste disposal and must provide the mobile food truck vendor access to solid waste collection on the subject property.
2. The property owner shall require that the mobile food truck vendor meets all applicable Federal, State and Local statutes, regulations, laws, Ordinances, Rules and Codes; including but not limited to permitting requirements regarding the specific business.
3. The property owner shall acknowledge that they understand the regulations regarding mobile food truck vendors and operation of mobile food trucks and will be held responsible, along with the mobile food truck vendor for any code violations.

(i) A site plan for each proposed operation site, drawn to scale, depicting the following information:

1. Total square footage of the property.
2. Location and square footage of the existing principal and accessory use(s).
3. Proposed location for the mobile food truck.
4. Location of ingress/egress to the site.
5. Table demonstrating the minimum setbacks in compliance with the underlying zoning district.
6. Information demonstrating compliance with the 80% maximum impervious lot coverage requirements.

(j) Proof of business insurance, issued by an insurance company that is licensed to do business in the State of Florida, protecting the applicant from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with mobile food truck vending. Such insurance shall name the City of Apalachicola as an additional insured party and shall be in at least the amount of \$500,000 for occurrence for injury and \$200,000 per person. The permittee, owner or operator shall notify the City within three (3) business days of any changes in the insurance coverage. Upon the cancellation or lapse of any policy of insurance as required by this Section, the permit shall be immediately revoked unless, prior to the expiration or cancellation date of the insurance policy, another insurance policy meeting all the requirements of this Section is obtained and a new certificate of insurance is provided to the City.

(k) Application fee as outlined in the City of Apalachicola adopted fee schedule.

Section 4. Permitted Zoning Districts for Operation of a Mobile Food Truck.

Unless authorized or exempted by this Ordinance, mobile food trucks may only be permitted to operate within the following zoning districts.

- (a) C-1 – General Commercial
- (b) C-2 – Neighborhood Commercial
- (c) C-3 – Highway Commercial

- (d) C-4 – Riverfront Commercial
- (e) RF – Riverfront

Section 5. Prohibitions.

Mobile food truck vendors are prohibited from the following:

- (a) Selling or distributing alcoholic beverages.
- (b) Operating in a City park or City parking lots, public rights-of-way, municipal cemetery or residentially zoned neighborhoods except in compliance with Section 8 and Section 10.
- (c) Operating outside of the permitted zoning districts listed in Section 4 or in any location except in compliance with the requirements of this Chapter.
- (d) Operating on unimproved surfaces, vacant lots and abandoned business locations.
- (e) Providing or allowing a dining area, including but not limited to tables, chairs, booths, bar stools, benches, standup counters, shade canopies, umbrellas, and tents.
- (f) Creating amplified sounds in violation of the noise limitation requirements of the City of Apalachicola.
- (g) Installing signage in violation of the Sign Ordinance requirements of the City of Apalachicola.
- (h) Selling or dispensing food to customers in a moving vehicle or otherwise engaging in drive up sales.
- (i) Parking a mobile food truck: 1) Within twenty (20) feet of a crosswalk; 2) Within fifteen (15) feet of any fire hydrant or storm drainage structure; 3) In an area that impedes the ingress or egress of other businesses, building entrances or driveways; 4) In an area that functions as an emergency entrance or exit.

Section 6. Food Truck General Regulations.

- (a) Mobile food truck vendors shall remove all waste and trash at the end of each day.
- (b) Mobile food truck vendors are liable for all damages and repairs to the streetscape, trees and vegetation, sidewalks, streets, or other public amenities that relate to its operation.
- (c) Under no circumstances shall grease be released into the City's sanitary sewer system. No liquid waste or grease is to be disposed in tree pits or onto sidewalks, streets or other public spaces.
- (d) In accordance with the Florida Department of Business and Professional Regulation guidelines, all necessary control measures shall be used to effectively minimize, or eliminate when possible, the presence of rodents, roaches and other vermin and insects on the premises of all mobile food trucks. Each mobile food truck vendor shall maintain a log containing a written record of the control measures performed by exterminators or other pest control businesses on the mobile food truck. This log shall be open to inspection by City Code Enforcement Officers.

- (e) Mobile food truck vendors must not engage in food preparation if the vehicle does not provide water and waste systems as required by the Florida Department of Business and Professional Regulation or otherwise fails to meet sanitation and safety requirements.
- (f) All food service equipment utilized by the mobile food truck vendor shall be maintained in good repair and a clean condition.
- (g) A mobile food truck vendor shall use only single-service food utensils. All single-service food utensils such as cups, straws, knives, forks, spoons and stirrer shall be individually wrapped, kept in a clean place, properly handled and shall be used only once. All cups and containers for bulk drinks shall be stored in closed cartons and served from dispensers which protect their rims from contamination by customers, dust, dirt or flies.
- (h) All pre-packaged food must be individually wrapped and must comply with the labeling requirements provided in 21 CFR Part 101, as amended. No person shall keep or offer for sale individual portions of perishable food products which have been rewrapped or repackaged or portions of which the identifying date on the wrapper has been altered, disfigured or changed in any manner.

Section 7. Operating Requirements.

- (a) Mobile food trucks shall be permitted to operate between 6:00 a.m. and 11:00 p.m. Sunday through Thursday and between 6:00 a.m. and 12:00 midnight on Friday and Saturday, including set up and takedown.
- (b) A mobile food truck may operate at a single location up to a maximum of three (3) days per week. For the remainder of the week, the mobile food truck must be removed from the site. If the mobile food truck is engaged in a Special Event as identified in Section 11, it shall not count toward the three (3) day per week allocation for a particular property.
- (c) Mobile food trucks shall not exceed ten (10) feet in width, including any side extensions of awnings, twenty-four (24) feet in length, including the length of any trailer hitch, the trailer or other extensions.
- (d) Mobile food trucks must be self-contained when operating (including all utilities: power, water, cooking fuel sources), except for the required trash and/or recycling receptacles, which must be attached to the mobile food truck, and shall not impeded free movement of automobiles or pedestrians. The mobile food truck vendor shall keep all areas within five (5) feet of the mobile food truck clean of grease, trash, paper, cups or cans associated with the vending operation.
- (e) No more than one mobile food truck shall operate on any property at any one time. A request for allowing more than one mobile food truck per lot shall be treated as a Special Exception pursuant to the Land Development Code.
- (f) Mobile food trucks operating at a site for a duration of more than three (3) hours shall have a written agreement, available upon request, which confirms that employees have access to a flushable permanent restroom during the hours of operation.
- (g) Mobile food trucks shall be operated only by the mobile food truck vendor permittee or by an authorized employee of such permittee.

Section 8. Food Service Provided to Persons Engaged in Construction

Class II Mobile Food Trucks that are being used to provide food and drink to persons engaged in construction in the City of Apalachicola are exempt from the provisions of Section 4 above, provided such vehicles are only parked for a maximum of thirty (30) minutes.

Section 9. Permanent Food Trucks.

If a food truck, trailer, or other such installation wishes to permanently remain on a property, it shall do so as an "Eating and Drinking Establishment" or "Restaurant" use, only permitted in those zoning districts where such uses are allowed. All requirements (i.e. parking, building restrictions, setbacks, storm-water, signage, floodplain management) of the Land Development Code and Florida Building Code construction requirements shall apply.

Section 10. Special Events.

The City of Apalachicola may authorize food trucks in the public right-of-way, park, parking lots, or residentially zoned neighborhoods as part of a special event. The City may also authorize mobile food vendors at special events for schools, religious institutions and nonprofit organizations.

Section 11. Penalty.

- (a) A Code Enforcement Officer or a Law Enforcement Officer may issue a civil citation for a violation of this Chapter pursuant to the procedures and amounts listed in Chapter 3 of the City's Code of Ordinances. Each violation shall constitute a separate instance for which a separate penalty may be imposed. Furthermore, this Ordinance may be enforced by the City of Apalachicola as a civil infraction under Apalachicola Ordinance No. 2017-02 as additional and supplemental means of enforcing this Ordinance. Upon a mobile food truck vendor's second offense within a twelve month period, the mobile food truck vendor permit may be revoked.
- (b) For the purposes of this Section, "offense" shall mean a finding of violation by the Court or payment of the non-contested civil penalty in Section 3 of the City's Code of Ordinances. An offense shall be deemed to have occurred on the date the violation occurred. An offense occurring twelve (12) months after the last offense shall be treated as a first offense for purposes of incurring new fines and penalties.
- (c) If, at any time, the Florida Department of Business and Professional Regulation revokes or suspends the mobile food truck vendor's license, the City's mobile food truck vendor permit shall be deemed to have been simultaneously revoked or suspended.

SECTION 2. Severability.

If any portion of this Ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed here from, and the remainder of this Ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION 3. Conflicts.

All Ordinances or parts of Ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

SECTION 4. Codification.

It is the intent of the City Commission of the City of Apalachicola that the provisions of this Ordinance shall become and made a part of the City of Apalachicola Code.

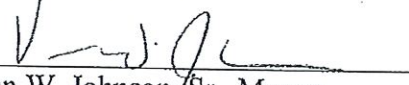
SECTION 5. Effective Date.

This Ordinance shall take effect immediately upon adoption by the City of Apalachicola, Florida. This Ordinance was first read in open session on the 2nd day of April, 2019. This Ordinance was read for the second time and full adopted in open session after Public Hearing on the 7th day of May, 2019. The final adoption and motion were made by Commissioner Grove, and seconded by Commissioner Bartley.

Voting Aye: 4

Voting Nay: 0

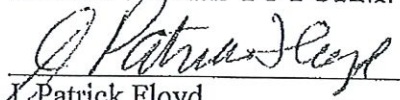
**FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA**

BY: 
Van W. Johnson, Sr., Mayor

ATTEST:


Deborah Guillotte
City Clerk

APPROVED AS TO FORM:


J. Patrick Floyd
City Attorney