

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

Workshop: Signs-Continued: 5:00 pm

Regular Meeting: 6:00 pm

1. Approval of April 11th, 2022 regular meeting minutes.
2. Review, Discussion and Decision for Review for New Single-Family Home. **(R-2) @ 319 Cottage Hill.** Block A, Lot 1. For T. Ray-Owner; Contractor: tbd
3. Review, Discussion and Decision for Addition. **(Historic District) (R-2) @ 248 11th St.,** Block 153, Lot 3. For H. Jones-Owner; Contractor: self
4. Review, Discussion and Decision for Mobile Home. **(R-3) @ 354 25th Ave.** Block 221, Lots 3-4. For M. Williams-Owner; Contractor: Connell
5. Review, Discussion and Decision for Addition, Deck & Shed. **(R-2) @ 204 10th St.,** Block 156, Lot 2. For C. Presnell–Owner; Contractor: Self
6. Review, Discussion and Decision for New Home. **(R-2) @ 165 10th St.,** Block 159, Lot 8. For G. Coxwell-Owner; Contractor: self
7. Review, Discussion and Decision for New Home. **(R-2) @ 194/196 10th St.** Block 157, Lots 3-4. For G. Coxwell–Owner; Contractor: self

Other/New Business:

Outstanding/Unresolved Issues:



May 9, 2022
AGENDA PACKET

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

Workshop: Signs-Continued: 5:00 pm

Regular Meeting: 6:00 pm

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

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

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

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

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

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

7. Review, Discussion and Decision for New Home. **(R-2) @ 194/196 10th St.** Block 157, Lots 3-4. For G. Coxwell–Owner; Contractor: self

Other/New Business:

Outstanding/Unresolved Issues:



April 11, 2022

MINUTES

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 14th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Workshop: Signs-Continued: 5:00 pm

Attendance: Al Ingle, Bobby Miller, Elizabeth Milliken, Lee McLemore, Dan Hartman.

Signs-Lighting: Al Ingle-Intensity level- Foot Candles; examples to consider.

City can purchase meter to measure intensity.

Signs size discussed at previous workshop-consensus to increase for larger building face up to 2% or 24sf-whichever larger.

Lee McLemore- Piggly Wiggly sign? There was Piggly Wiggly sign before Hurricane Michael.

Al Ingle- It does not comply with the City Ordinances; did not go through P&Z; no building permit; was more than 50%.

CVS had to comply.

Bobby Miller- What about the Culligan sign; Tamara's?

Al Ingle- Code Enforcement and Commission not enforcing.

Should not be making exceptions.

Need to follow LDC.

Regular Meeting: 6:00 pm

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

1. Approval of Feb.14th, 2022 regular meeting minutes.

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

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 14th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

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

Denied. Does not meet setbacks required in the current Land Development Code.

3. Review, Discussion and Decision for Fence. **(Historic District) (C-2) @ 111 Ave E,** Block 32, Lot 9. For R. Stafford-Owner; Contractor: tbd
Motion to approve by Jim Bachrach; 2nd by Bobby Miller. All in favor-Motion carries.

4. Review, Discussion and Decision for Deck. **(R-2) @ 170 20th St.** Block 246, Lots 1-3. For P. Martina-Owner; Contractor: Tbd
Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor-Motion carries.

5. Review, Discussion and Decision for Shed. **(R-2) @ 377 22nd Ave.,** Block 216, Lots 27-28. For K. Brown–Owner; Contractor: Tool Time
-Rescinded

6. Review, Discussion and Decision for Shed. **(R-2) @ 325 Earl King St.,** Block 216, Lots 15-16. For D. Nichols-Owner; Contractor: Tbd
Motion to approve by Bobby Miller; 2nd by Chase Galloway. All in favor-Motion carries.

7. Review, Discussion and Decision for Replace Shed/Garage. **(R-2) @ 170 21st Ave.** Block 245, Lots 1-3. For B. Hoffman–Owner; Contractor: tbd
Motion to approve by Jim Bachrach; 2nd by Elizabeth Milliken. All in favor-Motion carries.

8. Review, Discussion and Decision for New Single-Family Home. **(R-2) @ 89 Main St.** 2.25 acres RR Right of Way. For B. Skiles–Owner; Contractor: Sterling Buskirk
Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 14th, 2022
Community Center/ City Hall -1 Bay Avenue
Agenda

Other/New Business:

Motion by Jim Bachrach; 2nd by Chase Galloway to request alternate P&Z member to attend meetings. -all in favor

Outstanding/Unresolved Issues:

Motion to adjourn by Chase Galloway; 2nd by Bobby Miller



Al Ingle-Chair



319 Cottage Hill

New Home

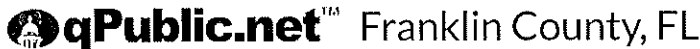
CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION Non HISTORIC DISTRICT ONLY.		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner <u>Tremaine Ray</u> Address <u>P.O. BOX 336</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32329</u> Phone <u>(850) 323-9801</u>		Contractors Name <u>L & J Mobile Home Service</u> State License # <u>TH102560</u> City License # _____ Email Address <u>Jeremy.Kiyo@claytonhomes.com</u> Phone <u>(850) 274-1843</u>
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> _____ <input type="checkbox"/> Other: _____
PROPERTY INFORMATION: Street Address: <u>319 Cottage Hill</u> City & State: <u>Apalachicola FL</u> Zip: <u>32320</u> <input type="checkbox"/> Historic District <input type="checkbox"/> Non-Historic District Zoning District: R-2 Parcel #: <u>01-095-08W-8340-0001A-0010</u> Block(s): <u>A</u> Lot(s): <u>1</u> FEMA Flood Zone/Panel #: _____ <small>(For AE, AO, AH or VE Please complete attached Flood Application)</small>		
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 _____ Chairman, Apalachicola Planning & Zoning Board

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

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

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

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



Parcel Summary

Parcel ID 01-09S-08W-8340-000A-0010
 Location Address
 Brief Tax Description BL A LOT 1 OR 115 37 72/37 COTTAGE HILL 1160/495
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 RAY TREMAINE MARIE
 P.O. BOX 336
 APALACHICOLA, FL 32329

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC RES	50	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	4/2/2015	\$100	WD	<u>1160/495</u>	Unqualified	UNQUAL/PRE-CONSTRUCTION SALE	Vacant	DAVIS	RAY

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600
Assessed Value	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600
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 2021

[2021 TRIM Notice \(PDF\)](#)

TRIM Notice 2020

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

TRIM Notice 2019

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

No data available for the following modules: Building Information, 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.

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

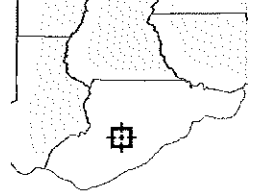
Last Data Upload: 3/23/2022, 7:53:07 AM



Version 2.3.180



Overview



Legend

- Parcels
- Roads
- City Labels

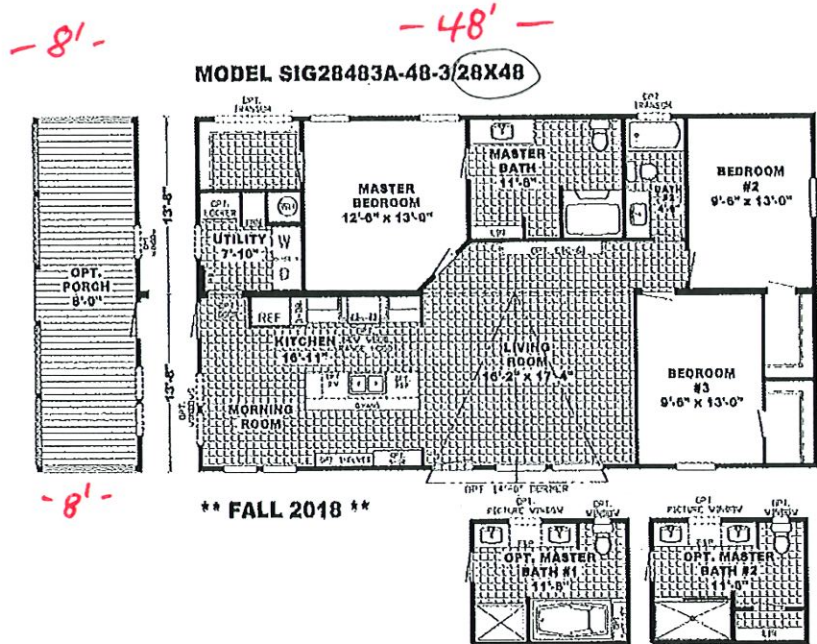
Parcel ID	01-09S-08W-8340-000A-0010	Alternate ID	08W09S018340000A0010	Owner Address	RAY TREMAINE MARIE
Sec/Twp/Rng	1-9S-8W	Class	VACANT		P.O. BOX 336
Property Address		Acreage	n/a		APALACHICOLA, FL 32329-0336
District	3				
Brief Tax Description	BL A LOT 1 OR 115 37 (Note: Not to be used on legal documents)				

Date created: 3/23/2022
Last Data Uploaded: 3/23/2022 7:53:07 AM

Developed by  **Schneider**
GEOSPATIAL



THE SOUTHERN FARMHOUSE



THE SOUTHERN FARMHOUSE

Model number: 41SIG28483AH20

3 beds • 2 baths • 1344 sq.ft. • 28' width • 48' depth

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (850) 785-3302 to speak with a Home Consultant. Copyright 2017, CMH. All rights reserved.

<https://www.claytonhomespanamacity.com>

CLAYTON HOMES - PANAMA CITY

2310 E 15 ST
 PANAMA CITY, FL 32405

Monday - Thursday: 9am to 6pm
 Friday: 9am to 6pm
 Saturday: 9am to 5pm
 Sunday: Closed

(850) 785-3302



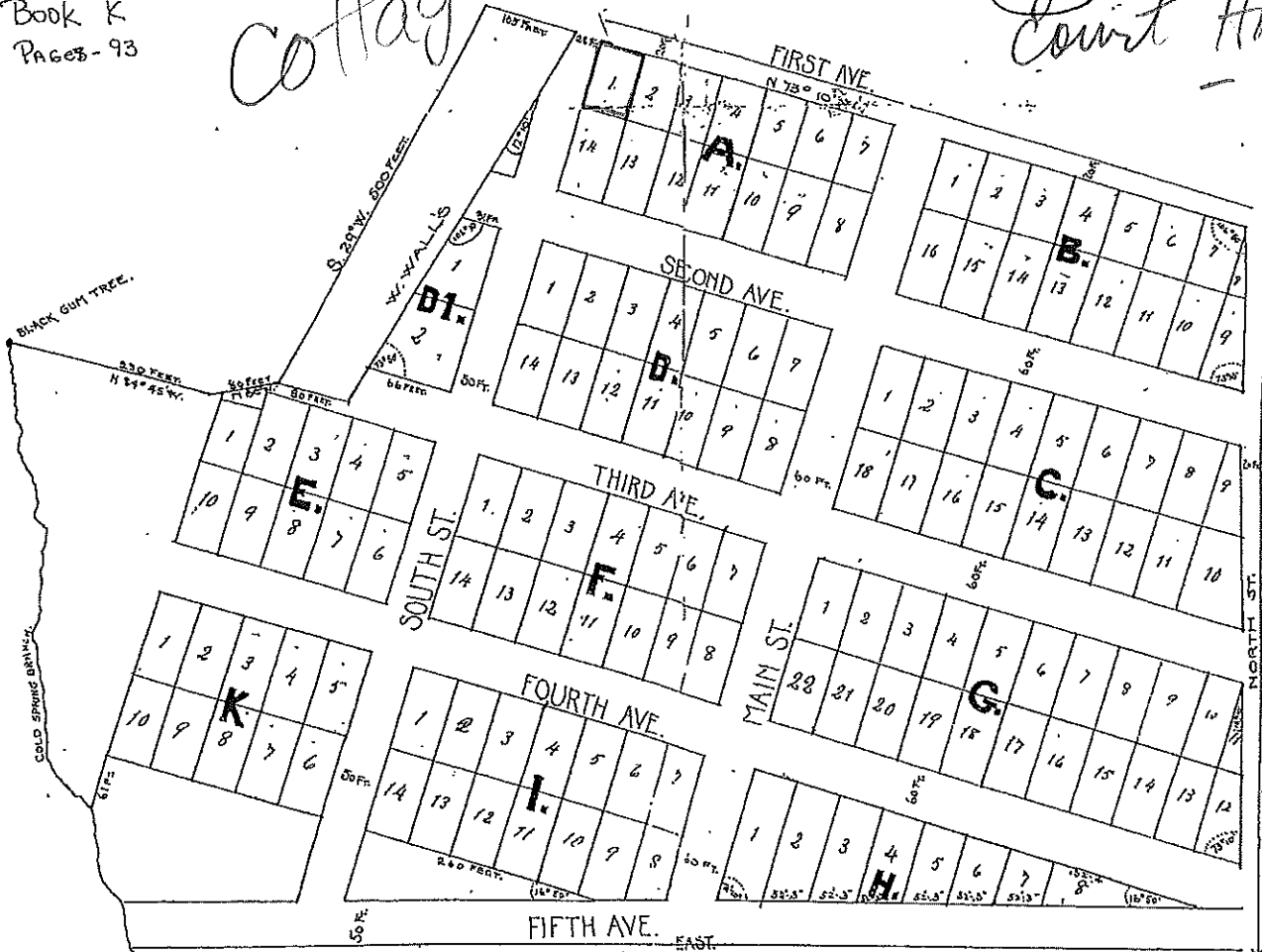
Tremaine Ray

Book K
Pages - 93

Cottage Hill

Open Court House

- skip to
Property App
653-9236



PLAT OR PLAN OF A TRACT OF LAND OWNED BY AS. MOHR, TRUSTEE, AND KNOWN AS 'COTTAGE HILL' SITUATED IN THE N.W. 1/4 OF SECTION 1, T. 2 S. R. 8 W. NEAR THE CITY OF APALACHICOLA, FLA. - ALL THE LOTS IN THE ABOVE PLAT ARE 50 X 100 FEET WITH THE EXCEPTION OF THE FOLLOWING:-
 LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 'K' WHICH ARE 50 X 80 FEET; LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 'B' AND LOT 1, BLOCK 'E' ARE ALSO 50 X 80 FEET.
 LOTS 8 AND 9 IN BLOCK 'B'; LOTS 8 AND 10 IN BLOCK 'C'; LOTS 11 AND 12 IN BLOCK 'G'; LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 'H'; LOTS 8 AND 9 IN BLOCK 'I' AND LOTS 1 AND 2 IN BLOCK 'J'. ARE FRACTIONAL LOTS, AND THE SIZE OF SAME CAN BE ASCERTAINED BY REFERRING TO THE MAP.

THE SURVEY OF THE ABOVE PLOT WAS ORIGINALLY MADE BY MR. PIERCE McDONALD, CIVIL ENGINEER, IN FEBRUARY 1860.
 ON OCTOBER 17th 1880, MR. PIERCE McDONALD ALSO LAY OUT THE ABOVE PLAT INTO LOTS, DRIVING A STAKE AT EACH CORNER.



248 11th St.

Addition

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

NON

~~HISTORIC DISTRICT ONLY~~

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner H. Jones
Address 445 23rd Ave
City Apalachicola State _____ Zip _____
Phone (____) _____

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

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive) 26 x 12
- Variance Rear Addition
- Other: _____

PROPERTY INFORMATION:

Street Address: 248 11th St City & State _____ Zip _____

[] Historic District [] Non-Historic District Zoning District R-2

Parcel #: _____ Block(s) 153 Lot(s) 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
towens@cityofapalachicola.com

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

Replace the bathroom this includes; replace all damage wood in stall new metal roofing over the whole house. Reframe the walls on the back of the house from the tear out. We also replacing wall in the house with sheetrock.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		Stucco Siding	
Doors		N/A	
Windows		N/A	
Roofing		Metal Roofing	
Trim		N/A	
Foundation		N/A	
Shutters		N/A	
Porch/Deck		Replace with 5/4 decking boards.	
Fencing			
Driveways/Sidewalks			
Other			

back
was ripped
out &
replaced
w/new
f new
Foundation
under the
addition

CERTIFICATION

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

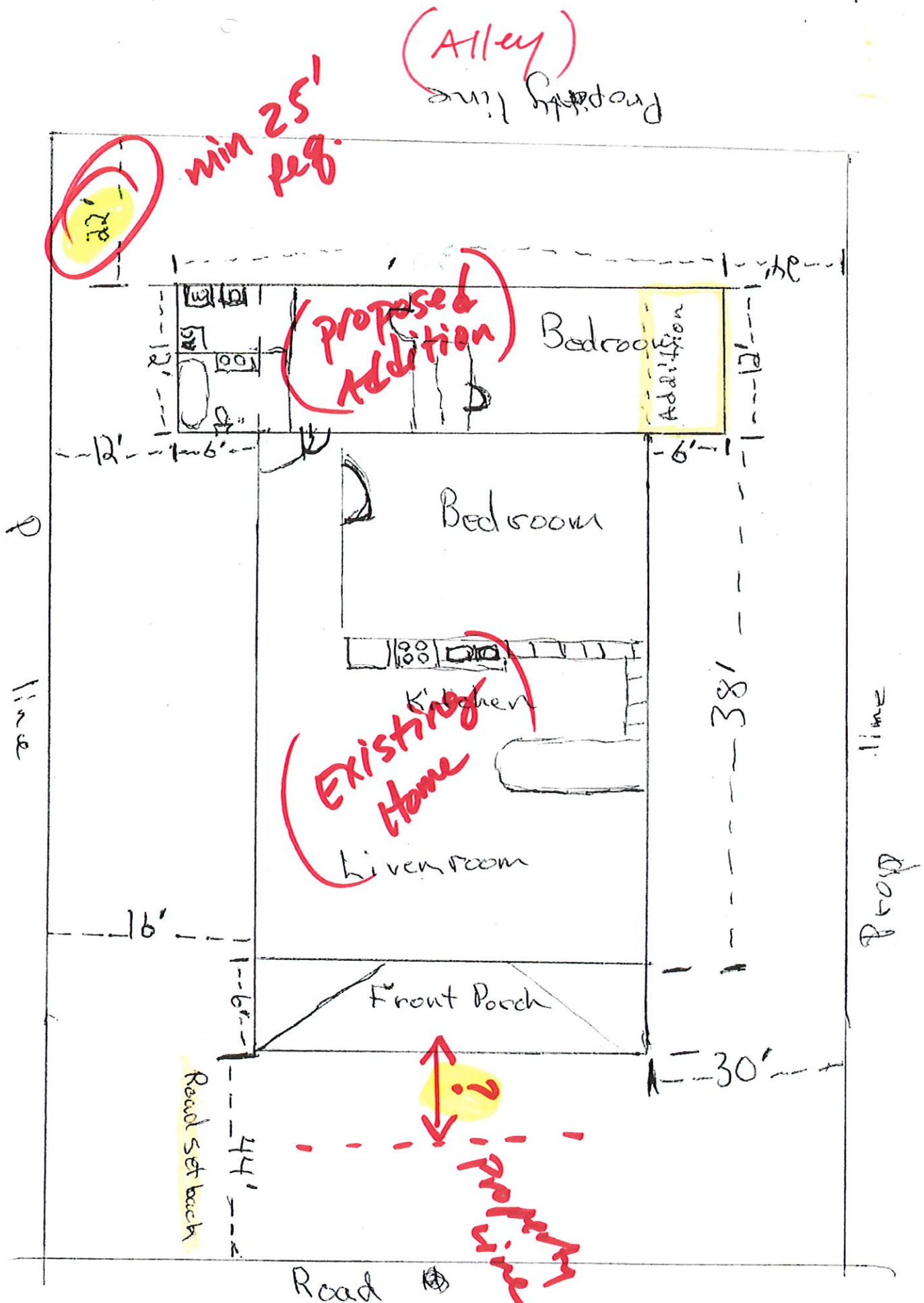
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development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

DATE

4/18/2022

SIGNATURE OF APPLICANT

Harrison Jones Jr



248 11th Street, Site plans.

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

DATE: 4-18-22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Harrison Jones Jr Email: Jonesplasterstucco9@gmail.com

ADDRESS: 248 11th St

CITY, STATE & ZIP CODE: Apalachicola FL, 32320 PHONE # (850) 653-6484

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): Harrison & Bonnie Jones

ADDRESS: 445 23rd Ave

CITY, STATE & ZIP CODE: Apalachicola PHONE # (850) 653-6484 (850) 653-6484

CONTRACTOR'S NAME: Jones Stucco & Plaster Email: Jonesplasterstucco9@gmail.com

ADDRESS: 445 23rd Ave

CITY, STATE & ZIP CODE: Apalachicola FL, 32320 PHONE # (850) 653-9458

STATE LICENSE NUMBER: LO502100454 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 248 11th Apalachicola

PURPOSE OF PERMIT: Home renovation + addition

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

PROPERTY PARCEL ID # _____

LEGAL DESCRIPTION OF PROPERTY: Single Family Home

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: City of Apalachicola SEWER SYSTEM PROVIDER: City of Apalachicola

PRIVATE WATER WELL: NO SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

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

Distance from property lines: Front 35ft Rear 20ft L. Side 20ft
 R. Side 15ft
 Cost of Construction \$ 22,000 Square Footage 1400
 EPI _____ Flood Zone ND Lowest Floor Elevation _____
 Area Heated/Cooled _____ # Of Stories 1 # Of Units _____
 Type of Roof Metal Type of Walls Stucco Type of Floor Laminate Wood
 Extreme Dimensions of: Length _____ Height _____ Width _____

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

NOTICE: City of Apalachicola Building Department does not have the authority to enforce DEBD 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 _____


My Commission expires: 3/28/25


 Signature of Contractor Date _____


My Commission expires: 3/28/25

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



354 25th Ave.

Mobile Home

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Mark & Sandra Williams Email: _____

ADDRESS: 338 22nd Ave Apalachicola

CITY, STATE & ZIP CODE: Apalachicola, FL, 32309 PHONE # _____

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: Carl B Connel Email: heidemorn20@gmail.com

ADDRESS: 3384 Spring Creek Hwy, Crawfordville, FL, 32329

CITY, STATE & ZIP CODE: _____ PHONE # 850-566-3384

STATE LICENSE NUMBER: JH1025347 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 354 25th Ave, Apalachicola

PURPOSE OF PERMIT: Ship program - new SW home.

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

PROPERTY PARCEL ID # 01-095-08W-8330-0221-0030

LEGAL DESCRIPTION OF PROPERTY: _____

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

BONDING COMPANY: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

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

PURPOSE OF BUILDING:

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

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 107015⁸⁰ Square Footage 979 sq ft
 EPI _____ Flood Zone X Lowest Floor Elevation _____
 Area Heated/Cooled 979 # Of Stories _____ # Of Units _____
 Type of Roof Shingles Type of Walls 2x4 Type of Floor Vinyl
 Extreme Dimensions of: Length 16 Height 10 Width 70

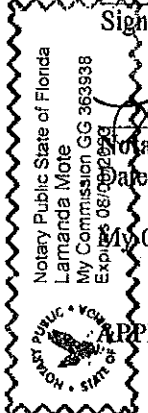
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction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

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

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

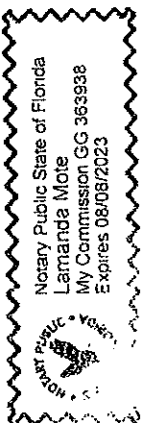
[Signature] 03/28/22
 Signature of Owner or Agent Date

[Signature] 03/28/22
 Signature of Contractor Date



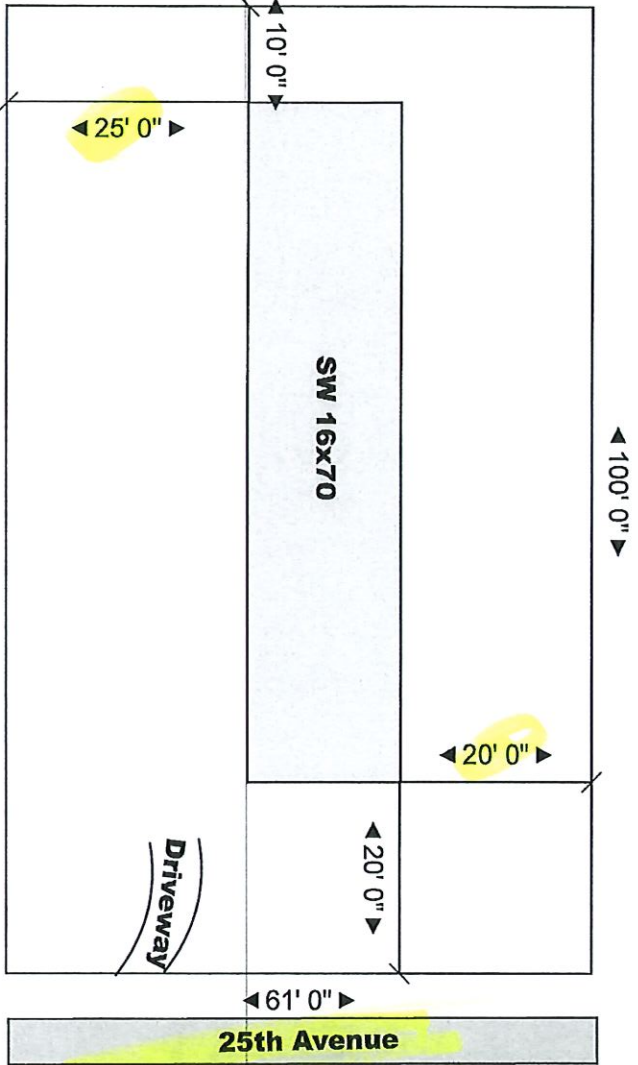
[Signature]
 Notary as to Owner or Agent
 Date: 03/28/22
 My Commission expires: 08/08/2023

[Signature]
 Notary as to Contractor
 Date: 03/28/22
 My Commission expires: 08/08/2023



APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



Parcel ID: 01-09S-08W-8330-0221-0030

City Water

City Sewer

Site: 354 25th Ave, Apalachicola	Drawing: 80354	Project: 0354	Drawn: Heide M	Notes:	Heide Morrison 313 NW Brook Loop Lake City, FL, 32055 (386)984-9334
Title: Mark & Sandra Williams	Scale: 1"=20'	Date: 03/29/2022	Rev: A		

Parcel Summary

Parcel ID 01-09S-08W-8330-0221-0030
 Location Address
 Brief Tax Description BLK 221 LOTS 3 & 4 1028/9
 (Note: Not to be used on legal documents.)
 Property Use Code MUNICIPAL (008900)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[FRANKLIN COUNTY COMM DEV AND LAND TRUST COOP A FL NOT FOR P](#)
 P.O. BOX 801
 EASTPOINT, FL 32329



Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000155 - SFR GREATER APALACH	60	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	12/9/2010	\$100	QC	1028/9	Unqualified	UNQUAL/FEDERAL/STATE/LOCAL GOV	Vacant	CITY OF APALACH	FRANKLIN COUNTY COMM

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$23,700	\$12,000	\$12,000	\$9,000	\$9,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$23,700	\$12,000	\$12,000	\$9,000	\$9,000
Assessed Value	\$11,979	\$10,890	\$9,900	\$9,000	\$9,000
Exempt Value	\$11,979	\$10,890	\$9,900	\$9,000	\$9,000
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$11,721	\$1,110	\$2,100	\$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: Building Information, Extra Features, TRIM Notice 2021, TRIM Notice 2020, TRIM Notice 2019, Sketches.

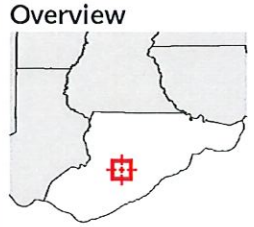
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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



Last Data Upload: [5/2/2022, 7:44:46 AM](#)

Version 2.3.192



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-0221-0030	Alternate ID	08W09S01833002210030	Owner Address	FRANKLIN COUNTY COMM DEV AND LAND TRUST COOP A FL NOT FOR P
Sec/Twp/Rng	1-9S-8W	Class	MUNICIPAL		P.O. BOX 801
Property Address		Acreage	n/a		EASTPOINT, FL 32329
District	3				
Brief Tax Description	BLK 221 LOTS 3 & 4 1028/9				
	(Note: Not to be used on legal documents)				

Date created: 5/2/2022
 Last Data Uploaded: 5/2/2022 7:44:46 AM

Ironwood Homes Of Perry

Form 500
Home Only

DATE OF BIRTH
BUYER: 10/02/58
CO-BUYER: 02/13/60

3483 Byron Butler Parkway
Perry, FL 32348
(850)838-9090 Fax: (850)838-9091

DRIVER'S LICENSE
BUYER: W452-640-58-362-0
CO-BUYER: W452-783-60-553-0

BUYER(S) Mark Williams & Sandra Williams		PHONE -		DATE 03/17/22	
ADDRESS 338 22ND AVE APALACHICOLA FL 32329-0744		Salesperson: Felicia Ethridge			
DELIVERY ADDRESS 354 25th Avenue Apalachicola FL 32320					
MAKE & MODEL Live Oak X-5662B		YEAR 2022	BEDROOMS 2	FLOOR SIZE L 16 w 66	HITCH SIZE L 16 w 70
SERIAL NUMBER LOHGA20038115		COLOR	PROPOSED DELIVERY DATE		STOCK NUMBER 0
New or Used NEW		KEY NUMBERS			
LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		BASE PRICE OF UNIT
CEILING	21	7 1/4	ROCKWOOL		\$98,546.00
EXTERIOR	11	3 1/2	FIBERGLASS		OPTIONAL EQUIPMENT
FLOORS	11	3 1/2	FIBERGLASS		INCL
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16 CFR, SECTION 460.16.					SUB-TOTAL
OPTIONAL EQUIPMENT, LABOR, AND ACCESSORIES					\$98,546.00
Delivered and Set Up:		Included			COUNTY TAX
					NO
Tied Down:		Included			SALES TAX 6%
					NO
					TAG AND TITLE
					\$169.60
Connect water and sewer within 20 feet of existing facility		Included			WELL SEPTIC CLEARING PERMITS NON TAXABLE
					\$8,300.00
					1, CASH PURCHASE PRICE
					\$107,015.60
Furnished		\$	NO		TRADE-IN ALLOWANCE
Unfurnished			AGREE		\$0.00
					LESS BAL. DUE ON ABOVE
					\$0.00
Customer responsible for any wrecker fees incurred on lot.			AGREE		NET ALLOWANCE
					\$0.00
Wheels & axles deleted from sale price of home.			AGREE		CASH DOWN PAYMENT
					\$0.00
Electrical Hookup		Included			0
					\$0.00
					LESS TOTAL CREDITS
					\$0.00
					BALANCE DUE TO IRONWOOD
					\$107,015.60
					LAND PAYOFF
					\$0.00
					CLOSING COST FINANCED BY LENDER
					\$0.00
					INSURANCE
					\$0.00
					ESTIMATED FINAL LOAN AMOUNT
					\$107,015.60
3RD Party FHA Fees Include:		Permits =	Included	Initial:	
Foundation Report- \$400.00		Dirf Pad=	Included	NO VERBAL AGREEMENTS WILL BE HONORED.	
Compliance- \$225.00		SEWER TAP=	INCLUDED	SELLER AGREES TO PAY UP TO \$0.00	
Soil Test- \$225.00		WATER TAP	INCLUDED	OF BUYERS CLOSING COST AND PREPAIDS	
2/10 Warranty- \$295.00				The U.S. Department of Housing and Urban Development (HUD)	
Termite Soil Treatment- \$355.00 ---->				Manufactured Home Dispute Resolution Program is available to resolve	
Type of Skirting	Leo To Ground		Included	disputes among manufacturers, retailers, or installers concerning defects	
Type of steps	WOODCODE		Included	in manufactured homes. Many states also have a consumer assistance or	
Type of HVAC			INCLUDED	dispute resolution program. For additional information about these	
BALANCE CARRIED TO OPTIONAL EQUIPMENT			Included	programs see sections titled " Dispute Resolution Process" and "additional	
NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE					
DESCRIPTION OF TRADE-IN	YEAR	BEDROOMS	SIZE		
MAKE	N/A	N/A	N/A		
TITLE NO.	SERIAL	COLOR			
N/A	N/A				
USE HOLDER	PHONE NO	AMOUNT		Liqudated Damages are agreed to \$900.00 or	
N/A	N/A	N/A		10% of the cash price, whichever is greater.	
TRADE PAYOFF IS TO BE PAID BY 0					
REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT					
THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT. Dealer and Buyer certify that the additional terms and conditions printed on Page 2 of this contract are agreed to as part of the contract and accessories, the insurance as described has been warranty, the Buyer's trade-in is free of all claims whatsoever except as noted.					
Ironwood Homes Of Perry Not Valid Unless Signed by Michael Morrison		DEALER	SIGNED X	BUYER	
			SOCIAL SECURITY NO.		
BY _____ Agent			SIGNED X	BUYER	
			SOCIAL SECURITY NO.		

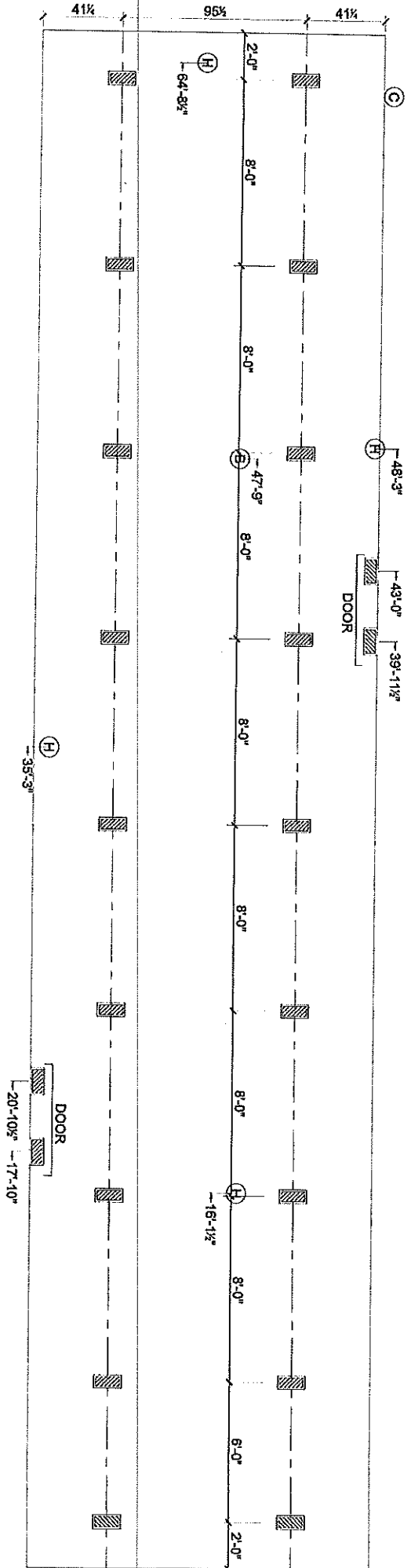
Live Oak Homes
MODEL: X-5662B - 16 X 70
2-BEDROOM / 2-BATH

- (A) MAIN ELECTRICAL
- (B) ELECTRICAL DROP
- (C) WATER INLET
- (D) WATER CROSSOVER (IF ANY)
- (E) GAS INLET (IF ANY)
- (F) GAS CROSSOVER (IF ANY)
- (G) DUCT CROSSOVER
- (H) SEWER DROPS
- (I) RETURN AIR (W/OPT. HEAT PUMP OH DUCT)
- (J) SUPPLY AIR (W/OPT. HEAT PUMP OH DUCT)

FOUNDATION NOTES:
 - THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
 - FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.
 - FOOTINGS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

■ SUPPORT PIERTYP

8-10-2018





204 10th St.

Addition, Deck, Shed

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: Chris Presnell
Address: 204 10th St
City: Apalachicola State: FL Zip: _____
Phone: (850) 509-7491

Contractors Name: CP Squared, LLC
State License #: CB 1253287 City License #: _____
Email Address: chrispresnell@gmail.com
Phone: (850) 509-7491

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: _____

**12x27
Addition of
Deck 20x29
&
SHED 25x15**

PROPERTY INFORMATION:

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

Historic District Non-Historic District Zoning District: _____

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

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ 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
lowens@cityofapalachicola.com

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

Existing structures to be updated. Addition of deck and living space.

updates include plumbing, electrical, roof

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck		Woods	
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:

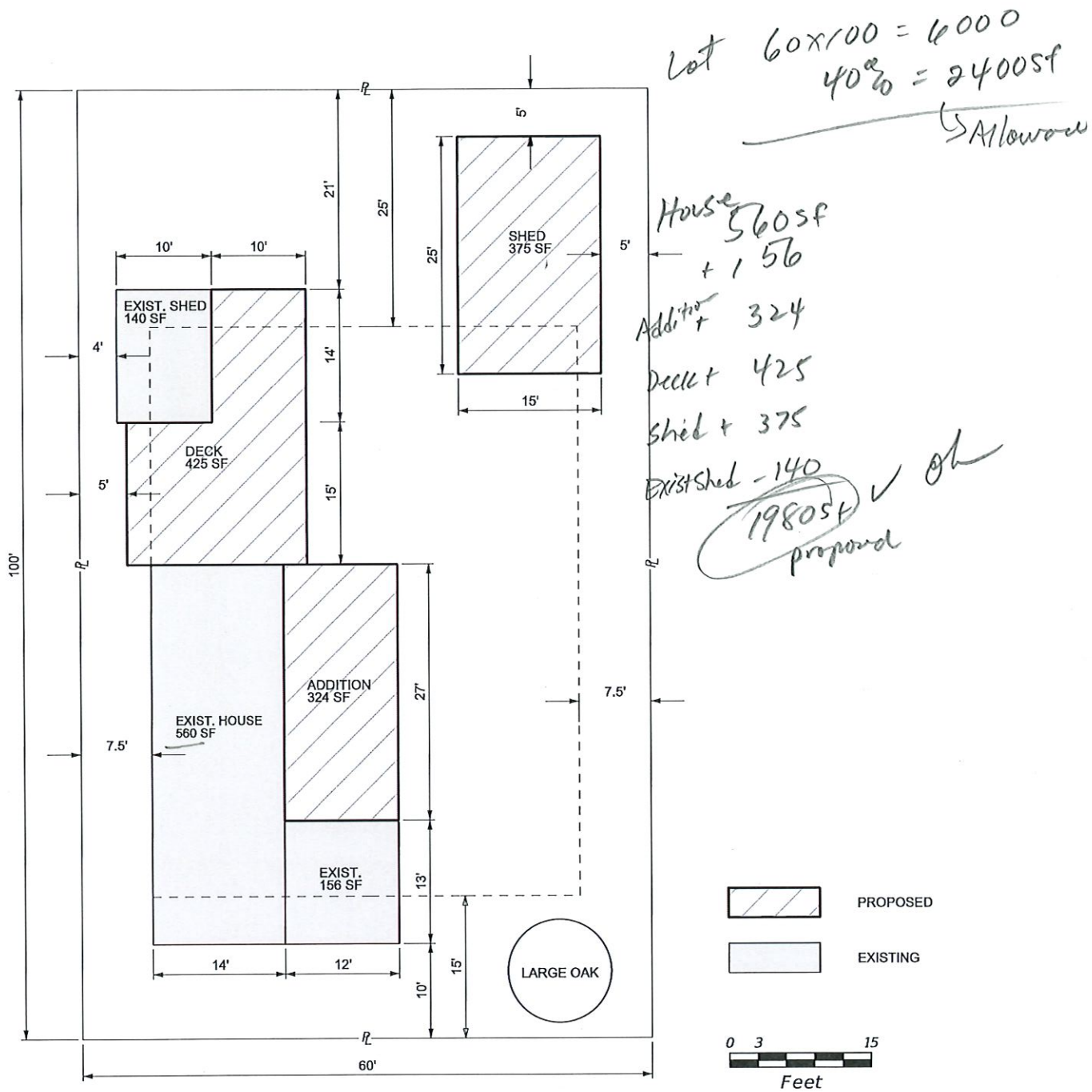
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development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

4-21-22

DATE

Chris R. Purnell

SIGNATURE OF APPLICANT



Chris R. Presnell, P.E. - Owner

9021 Glen Eagle Way - Tallahassee, Florida - 32312

850.509.7491 mobile

Chris.Presnell1@gmail.com

Contracting License # CBC1253287

Professional Engineer # 56913



Parcel Summary

Parcel ID 01-09S-08W-8330-0156-0020
 Location Address 204 10TH ST
 APALACHICOLA
 Brief Tax Description BL 156 LOT 2 TAX DEED OR 576/115 820/731
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[WHITESELL ELIZABETH A](#)
 2130 RUTGERS AVE
 LONG BEACH, CA 90815

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000801 - THE HILL - APALACH	60	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	11/15/2004	\$43,000	WD	820/731	Qualified		Improved	MILLS/BYRD	WHITESELL

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$9,082	\$7,947	\$7,947	\$6,812	\$6,812
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$42,082	\$40,947	\$40,947	\$30,812	\$36,812
Assessed Value	\$39,172	\$35,611	\$32,374	\$29,431	\$26,755
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$39,172	\$35,611	\$32,374	\$29,431	\$26,755
Maximum Save Our Homes Portability	\$2,910	\$5,336	\$8,573	\$1,381	\$10,057

"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 2021

[2021 TRIM Notice \(PDF\)](#)

TRIM Notice 2020

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

TRIM Notice 2019

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

No data available for the following modules: Building Information, Extra Features, Sketches.



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0156-0020	Alternate ID	08W09S01833001560020	Owner Address	WHITESSELL ELIZABETH A
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		2130 RUTGERS AVE
Property Address	204 10TH ST	Acreage	n/a		LONG BEACH, CA 90815
	APALACHICOLA				
District	3				
Brief Tax Description	BL 156 LOT 2				

(Note: Not to be used on legal documents)

Date created: 5/2/2022
Last Data Uploaded: 5/2/2022 7:44:46 AM



165 10th

New Home

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner Heather Arthur + Karyne Lee
 Address 711 Morocco Ave
 City Drylando State FL Zip 32807
 Phone (850) 212-1065

CONTRACTOR INFORMATION

Contractors Name Construct Group SE, Inc
 State License # CGC 1513032 City License # _____
 Email Address constructgroupse@yahoo.com
 Phone (850) 694-1555

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

*Reason for Denial: _____

PROJECT TYPE

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

PROPERTY INFORMATION

Street Address 145 10th St City & State Apalachicola, FL Zip 32320
 Historic District | Non-Historic District Zoning District R-1
 Parcel # 01-095-08W-8330-0159-0080 Block(s) 159 Lot(s) 8

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

OFFICIAL USE ONLY

Setback requirement of Property:
 Front 15' Rear 25' Side 5' Lot Coverage 2028'
 Water Available yes Sewer Available yes Taps Paid NO

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, EPCO.

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).

Single family residence, 1490 sq. ft. H/C

Project Scope	Manufacturer	Product Description	IL Product Approval #
Sliding		Cement siding	
Doors		Thermatru	
Windows		Thermatru Vinyl	
Roofing		Standing Seam metal	
Trim		Cement trim	
Foundation		Block	
Shutters		N/A	
Porch/Deck			
Fencing		N/A	
Driveways/Sidewalks		Gravel	
Other			

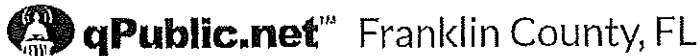
CERTIFICATION

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

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

1.25.2024
DATE


SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-09S-08W-8330-0159-0080
 Location Address 165 10TH ST ST
 32320
 Brief Tax Description* BL 159 LOT B CITY OF APALACH ORB 258 PAGE 209 699/542 1207/48
 *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 20.2323
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Lee Kuryne
 711 Morocco Ave
 Orlando, FL 328071223

Land Information

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

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/29/2017	\$21,000	WD	1207	48	Qualified (Q)	Vacant	MITCHELL	LEE
N	05/31/2002	\$8,500	WD	699	542	Qualified (Q)	Vacant	HARRIS	MITCHELL
N	07/01/1987	\$2,125	WD	258	209	Qualified (Q)	Vacant	ALLEN	HARRIS

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	\$29,700	\$29,700	\$21,600	\$30,000	\$18,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$29,700	\$29,700	\$21,600	\$30,000	\$18,000
Assessed Value	\$26,136	\$23,760	\$21,600	\$19,800	\$18,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$26,136	\$23,760	\$21,600	\$19,800	\$18,000
Maximum Save Our Homes Portability	\$3,564	\$5,940	\$0	\$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.

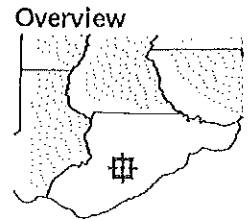
Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified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

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

Last Data Upload: 2/2/2021, 7:56:05 AM

Version 2.3.104

Developed by

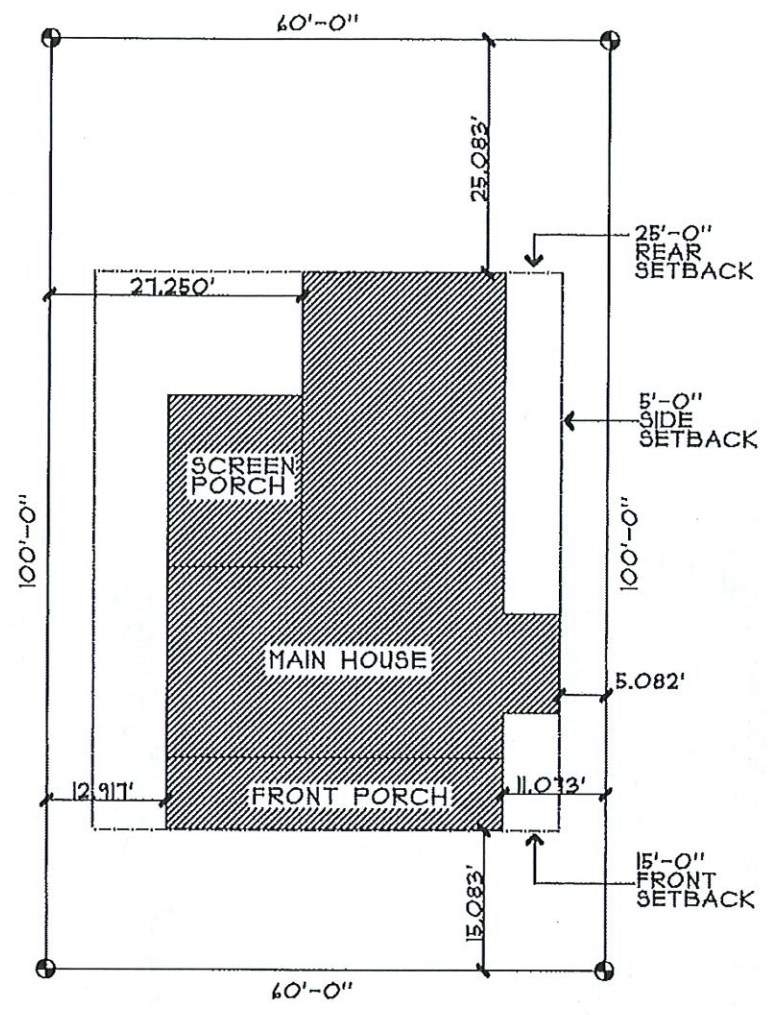


- Legend**
- Parcels
 - Roads
 - City Labels

ParcelID	01-095-08W-8330-0159-0080	Alternate ID	08W09S01833001590080	Owner Address	LEE KURYNE
Sec/Twp/Rng	1-9S-8W	Class	VACANT		711 MOROCCO AVE
Property Address	165 10TH ST ST	Acreeage	n/a		ORLANDO, FL 32807-1223
District	3				
Brief Tax Description	BL 159 L OT 8				
	(Note: Not to be used on legal documents)				

Date created: 2/2/2021
Last Data Uploaded: 2/2/2021 7:56:05 AM

Developed by  **Schneider**
GEO SPATIAL



165 10TH STREET

TOTAL LOT SQ/FT = 6000
40% OF 6000 = 2400 SQ/FT

HOUSE SQ/FT = 2028 SQ/FT

372 SQ/FT REMAINING IMPERVIOUS FOR POOL (16' X 23'-0")

oh ✓

SITE PLAN
SCALE: 1/20" = 1'-0"

LOT-"0" BLK-"0"
SUBDIVISION

JOB: 2020-089 DATE: 11/18/20
CONSTRUCT GROUP / LEE-ARTHUR

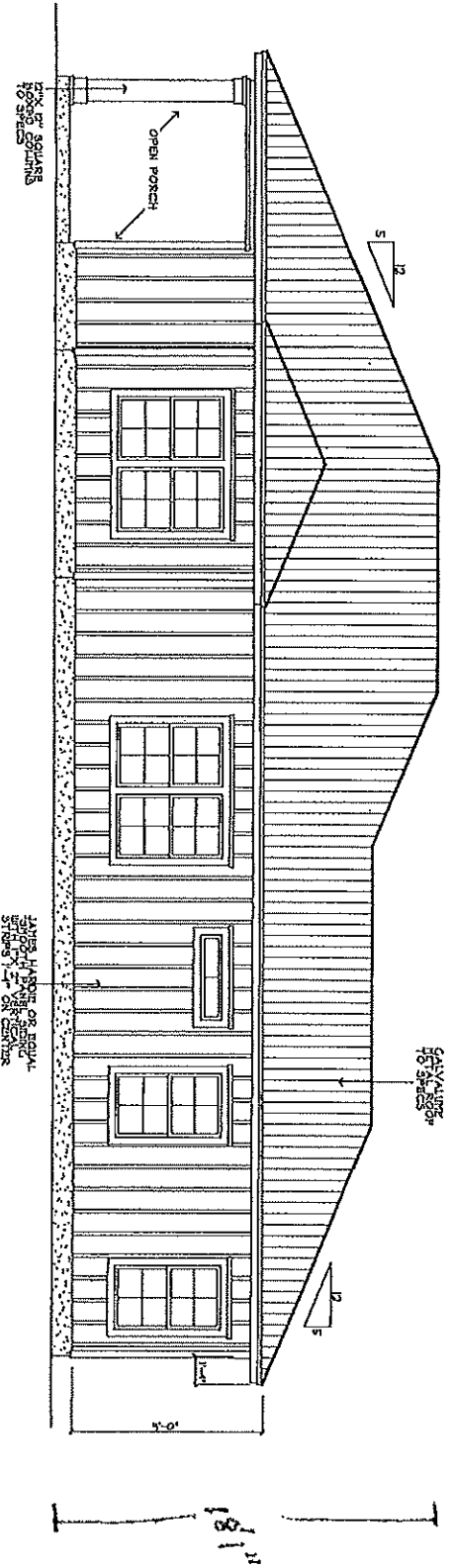
D:\DATA\CAD\DWG\2020-089 CONSTRUCT GROUP-LEE-ARTHUR-PLAN 110 2-2 16 10TH ST, APALACHICOLA FL\2020-089-01-CONSTRUCT GROUP-LEE-ARTHUR-16 10TH ST, APALACHICOLA FL.DWG



MIKE McINTOSH DRAFTING & DESIGN
 8579 MANOR DRIVE TALLAHASSEE, FLORIDA 32309
 E-MAIL: MDDTALLAHASSEE@GMAIL.COM
 CELL: (850) 212-7966

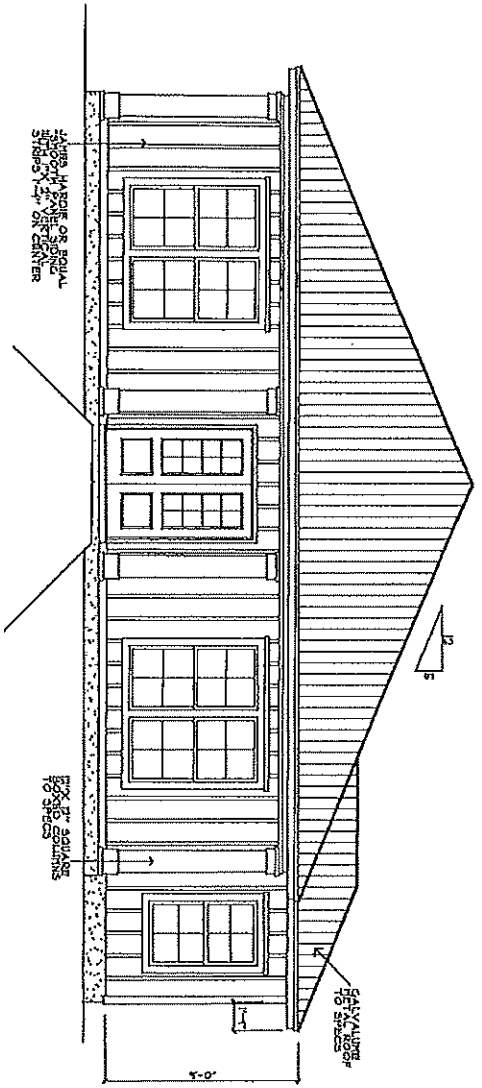


? Historical Guidelines?
 ? - does match surroundings?



Right Elevation

Scale: 1/4"=1'-0"



Front Elevation

Scale: 1/4"=1'-0"

Lee Kume



DRAWING AND DESIGN BY CONSTRUCTION DESIGNERS ARCHITECTURAL INC. 2418 W. 10TH ST. TALLAHASSEE, FLORIDA 32303-0000 CONTACT: CONSTRUCTION DESIGNERS ARCHITECTURAL INC. 2418 W. 10TH ST. TALLAHASSEE, FLORIDA



MIKE McINTOSH DRAFTING & DESIGN
 8570 MANOR DRIVE TALLAHASSEE, FLORIDA 32303
 E-MAIL: MMDYTALLHASSEE@GMAIL.COM
 CELL: (850) 212-7966

DRAWN	McINTOSH
CHECKED	MDD-2
DATE	11/18/2020
DATE	1/22/2021
DATE	2020-089
Lee/Arthur	
Plan 1490	
1625 10th Street	
Apalachicola, FL	
SHEET 1 OF 6	

2020-089 1/22/21



194 & 196 10th

New Home

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Ann and Doug Rauscher
Address 1017 West Gulf Beach Drive
City East Point State FL Zip 32328
Phone (850) 653.5424

CONTRACTOR INFORMATION

Contractors Name: Construct Group SE Inc.
State License # CGC1513032 City License # _____
Email Address constructgroupse@yahoo.com
Phone (850) 694.1555

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: 194 + 196 10th St TBD Tenth Street City & State Apalachicola Florida Zip 32320
 Historic District Non-Historic District Zoning District R-1
Parcel #: 01-09S-08W-8330-0157-0030 and 01-09S-8330-0157-0040 Block(s) 157 Lot(s) 3 & 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: _____ 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
towens@cityofapalachicola.com

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

Project will be a new single family home.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Nichia	Cement siding	
Doors	Therma-Tru	Fiberglass	
Windows	Jeld-wen	Fiberglass windows	
Roofing	Standing seam	Galvalume Metal Roof	
Trim	Nichia	Cement siding	
Foundation	Block Stem Wall		
Shutters	NA		
Porch/Deck	Concrete		
Fencing	Wood		
Driveways/Sidewalks	Gravel and concrete		
Other			

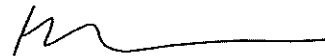
CERTIFICATION

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.

1/28/2022

DATE



SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-09S-08W-8330-0157-0030
 Location Address 194 10TH ST
 APALACHICOLA
 Brief Tax Description BL 157 LOT 3 & 4 OR 274/76 274/80 283/278 365/184 637/362 637/363 643/217 879/244 1325/673-DC 1325/552
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (000000)
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 RAUSCHER DOUGLASS A
 RAUSCHER ELIZABETH ANN
 1017 WEST GULF BEACH DR
 ST GEORGE ISLAND, FL 32328

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000801 - THE HILL - APALACH	60	FF	0	0
000801 - THE HILL - APALACH	60	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0450	OLD HOUSE	0x0x	1	1940

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	2/3/2022	\$95,000	WD	1325/552	Qualified	QUAL/DEED EXAMINATION	Improved	TENACE STEPHEN M	RAUSCHER DOUGLASS A
N	11/17/2005	\$200,000	WD	879/244	Unqualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	PDB SHERMAN PROPERTIES LTD	TENACE
N	7/6/2000	\$896,000	WD	643/217	Unqualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	SHERMAN	PDB SHERMAN PROPERTIES LTD
N	7/6/2000	\$896,000	WD	643/214	Unqualified	QUAL/PHY PROP CHGD AFTER SALE	Improved	SHERMAN	PDB SHERMAN PROPERTIES LTD
N	4/12/2000	\$10,000	WD	637/363	Qualified		Vacant	GALLON	SHERMAN
N	4/12/2000	\$10,000	WD	637/362	Unqualified		Improved	GALLON	SHERMAN

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$33,000	\$33,000	\$33,000	\$24,000	\$30,000
Assessed Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$27,104	\$24,640	\$22,400	\$20,364	\$18,513
Maximum Save Our Homes Portability	\$5,896	\$8,360	\$10,600	\$3,636	\$11,487

"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.



Overview



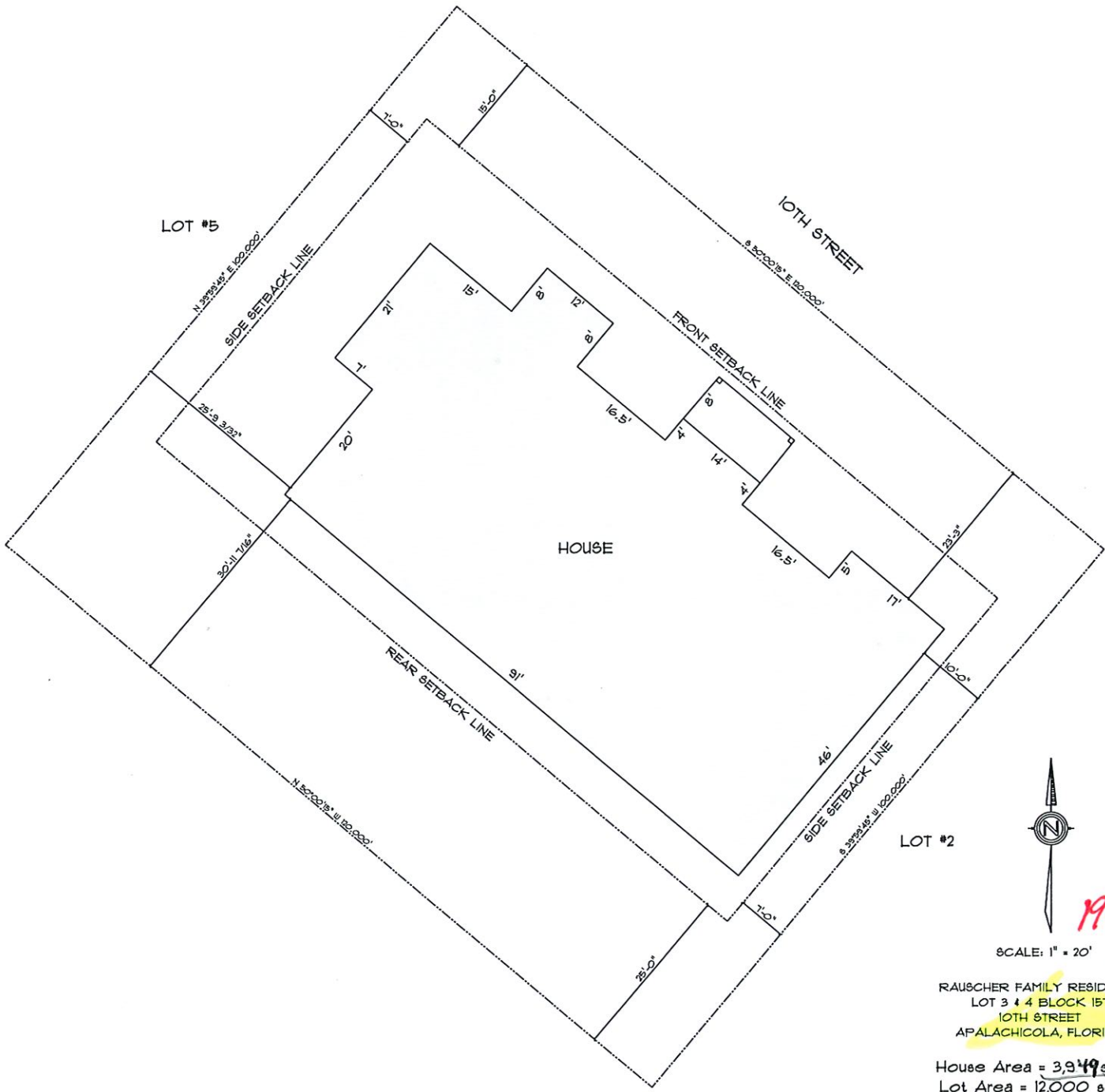
Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0157-0030	Alternate ID	08W09S01833001570030	Owner Address	RAUSCHER DOUGLASS A
Sec/Twp/Rng	1-9S-8W	Class	VACANT		RAUSCHER ELIZABETH ANN
Property Address	194 10TH ST	Acreage	n/a		1017 WEST GULF BEACH DR
	APALACHICOLA				ST GEORGE ISLAND, FL 32328
District	3				
Brief Tax Description	BL 157 LOT 3 & 4				
	(Note: Not to be used on legal documents)				

Date created: 5/2/2022
 Last Data Uploaded: 5/2/2022 7:44:46 AM

Developed by  Schneider
 GEOSPATIAL



RAUSCHER FAMILY RESIDENCE
 LOT 3 & 4 BLOCK 151
 10TH STREET
 APALACHICOLA, FLORIDA

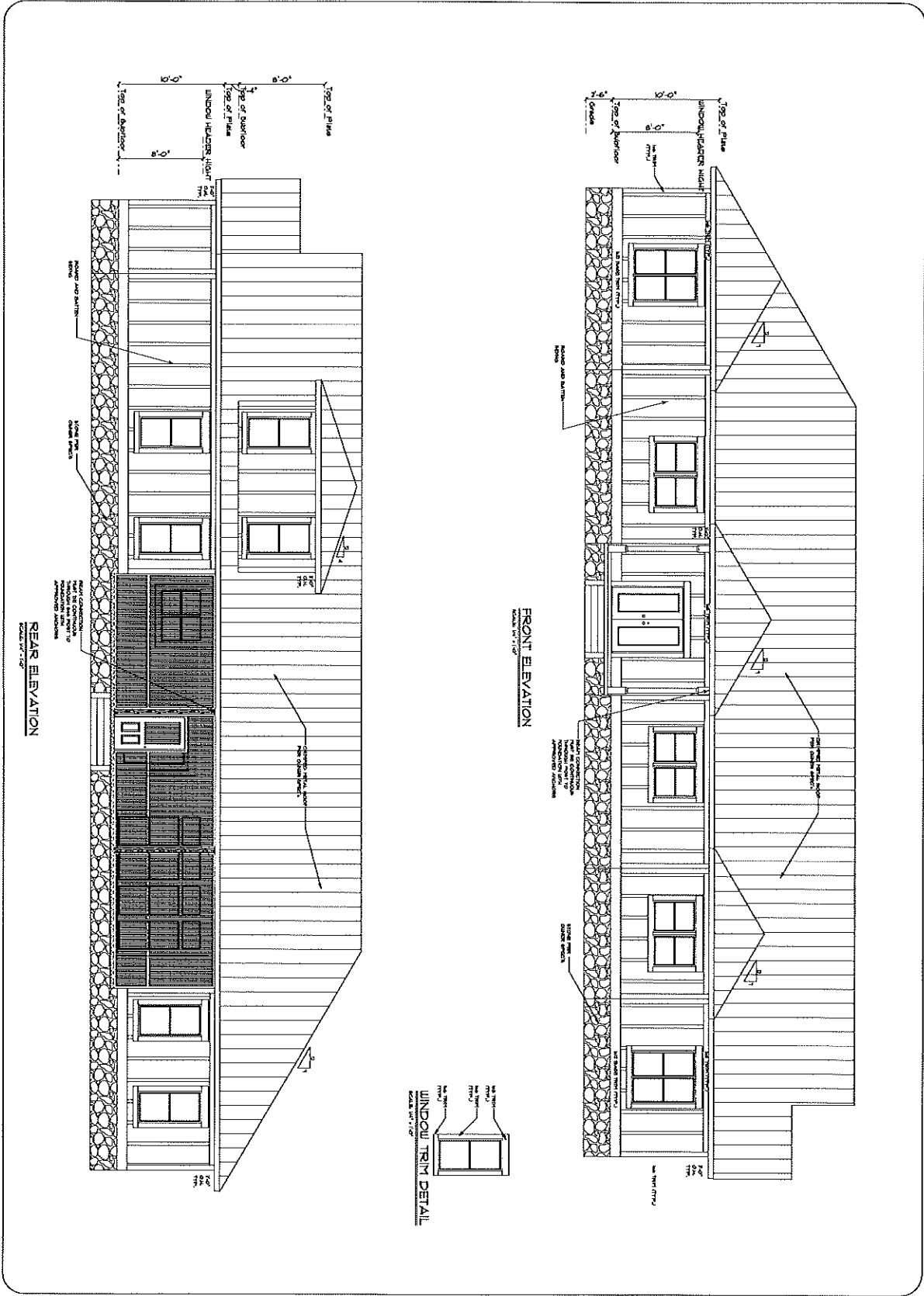
House Area = 3,949 sq. ft.
 Lot Area = 12,000 sq. ft.

lot $120 \times 100 = 12000$
 $40\% = 4800$ allowance imp.

194 + 196 106 sq ft

3949 sq ft proposed

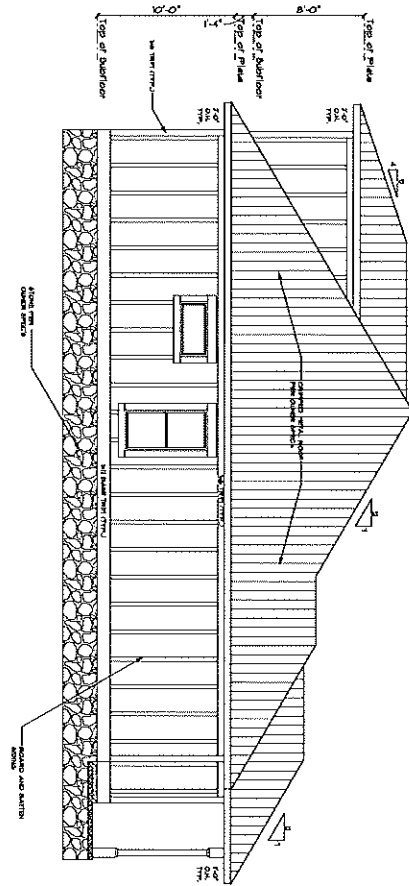
? Historic Guide lines
 ? Does this style match
 Surroundings



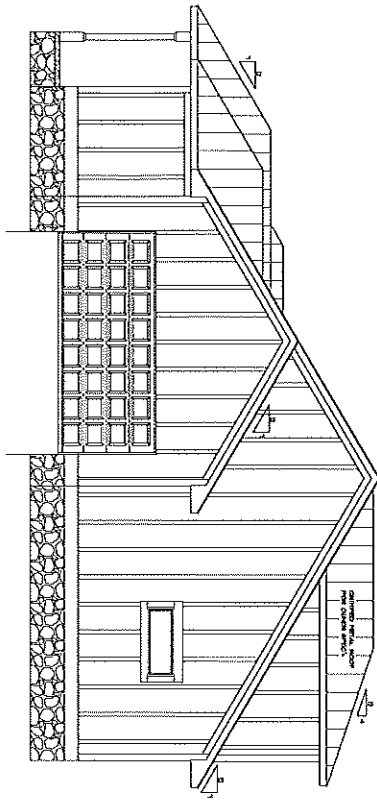
NO.	DATE	REVISION

DATE: 4/11/2012
 PROJECT NO.: RAUSCHER
 DESIGNER: TEB
 CHECKED BY: TEB
 DRAW. NO.: A-1
 ELEVATIONS

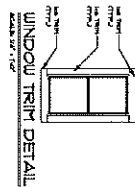
RAUSCHER FAMILY RESIDENCE
 LOTS 3 & 4, BLOCK "B1"
 APALACHICOLA, FLORIDA



LEFT ELEVATION



RIGHT ELEVATION



WINDOW TRIM DETAIL

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

RAUSCHER FAMILY RESIDENCE
 LOTS 3 & 4, BLOCK 151
 APALACHICOLA, FLORIDA

DATE: 4/21/2022
 DRAWN BY: TEB
 CHECKED BY: TEB
 DESIGNED BY: TEB
 SCALE: AS SHOWN
 ELEVATIONS: A-1a

DATE	REVISION
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	

BRANT RESIDENTIAL DESIGN
 11111 W. UNIVERSITY BLVD., SUITE 100
 BOCA RATON, FLORIDA 33433
 TEL: 561-993-8888
 WWW.BRANTDESIGN.COM

RAUSCHER FAMILY RESIDENCE
 LOT 3 & 4, BLOCK "B"
 APALACHICOLA, FLORIDA

DATE: 10/20/2023
 PROJECT NO.: RAUSCHER
 DESIGNED BY: TEBB
 DRAWN BY: TEBB
 CHECKED BY: TEBB
 DATE NO.: A-3
 FLOOR: FIRST

