

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

Regular Meeting: 6:00 pm

1. Approval of Feb.14th, 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 Fence. **(Historic District) (C-2) @ 111 Ave E,** Block 32, Lot 9. For R. Stafford-Owner; Contractor: tbd

4. Review, Discussion and Decision for Deck. **(R-2) @ 170 20th St.** Block 246, Lots 1-3. For P. Martina-Owner; Contractor: Tbd

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

6. Review, Discussion and Decision for Shed. **(R-2) @ 325 Earl King St.,** Block 216, Lots 15-16. For D. Nichols-Owner; Contractor: Tbd

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

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

Other/New Business:

Outstanding/Unresolved Issues:



March 14, 2022

P&Z AGENDA PACKET



February 14, 2022

Minutes

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

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Jim Bachrach, Bobby Miller, Lee McLemore, Dan Hartman

1. Approval of Jan.10th, 2022 regular meeting & workshop minutes.
Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor-Motion carries.
2. Review, Discussion and Decision for Review for two Mobile Homes. (R-3) @ 194 25th Ave, Block 240, Lots 4-7. For C. Juan-Owner; Contractor: tbd
Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor-Motion carries.
3. Review, Discussion and Decision for Mobile Home. (R-3) @ 196 25th Ave. & Bobby Cato, Block 240, Lots 1-3 For T. Juan-Owner; Contractor: tbd
Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor-Motion carries.
4. Review, Discussion and Decision for Driveway & Walkways. (Historic District) (R-1) @ 173 Ave C. Block 96, Lots 1-2. For A. Reuter-Owner; Contractor Sam & Liz Berkheizer
Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.
5. Review, Discussion and Decision for Pole Barn. (R-2) @ 235 Prado St., Block 1, Lots 19-20. For B. Williams–Owner; Contractor: Tbd
Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor-Motion carries.
6. Review, Discussion and Decision for Pole Barn. (Historic District) (R-1) @ 226 9th St., Block 162, Lots 2-3. For J. Gedmin-Owner; Contractor: Tbd
Motion to approve by Jim Bachrach; 2nd by Lee McLemore. All in favor-Motion carries.
7. Review, Discussion and Decision for Porch Addition. (R-2) @ 170 20th Ave. Block 246, Lots 1-3. For P. Martina-Owner; Contractor: Tbd

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

8. Review, Discussion and Decision for Replace Shed/Garage. **(Historic District) (O/R) @ 105 11th St.** Block 75, Lot 9-10. For B. Lashley–Owner; Contractor: tbd

Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor-Motion carries.

9. Review, Discussion and Decision for New Single-Family Home. **(Historic District) (R-1) @ 194/196 10th St.** Block 157, Lots 3-4. For A. Rauscher–Owner; Contractor: Construct Group SE

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

Other/New Business: **-Welcome new Code Enforcement Officer Introduction – Angela Creamer**

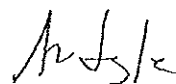
-Sign Workshop continuation scheduled for March 14, 2022 @5:00

Public Comments: **-Tremaine Ray would like her house plan on 400sf lot placed on the P&Z Agenda:**

Al Ingle, Bobby Miller and Lee McLemore stated that “we cannot allow homes on undersized lots due to the lot size requirement in the Land Development Code, however, this request can be presented to the Board of Adjustments”

-Bobby Miller announcement: Feb. 23rd at 4:00 there will be a Workshop regarding building height restrictions.

Motion to Adjourn: Jim Bachrach; 2nd by Bobby Miller





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>208 Kevin Rd.</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(850) 323-2801</u>	Contractors Name <u>L & J Mobile Home Service</u> State License # <u>IH102560</u> City License # _____ Email Address <u>Jeremy.Ki.ya@claytonhomes.com</u> Phone <u>(850) 274-1843</u>

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

PROJECT TYPE

<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other <u>Modular Home</u>
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PROPERTY INFORMATION: 319 Cottage Hill
 Street Address: BLA Lot 1 City & State: Apalachicola FL Zip: 32320
 Historic District Non-Historic District Zoning District: 3 R-2
 Parcel #: 01-095-08W-8340-000A-0010 Block(s): A Lot(s): 1
 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 Approved _____ Chairperson, Apalachicola Planning & Zoning Board
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NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPC.

Timmy Owens
 Permitting and Development Coordinator
 (850) 668-1722
 toyens@cityofapalachicola.com

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
TREMAYNE RAY

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LOT 2
BLOCK "A"

FIRC (5/8")
NO ID

49.95'(M)
S70°48'20"E

FIRC (5/8")
NO ID

N16°51'37"E
80.62'(M)

LOT 1
BLOCK "A"
(VACANT)

front

S19°13'24"W
79.97'(M)

SOUTH STREET
RW VARIES ~ PAVED

R/W

SIRC

N71°31'12"W
46.63'(M)

SIRC

20' ALLEY

LEGAL DESCRIPTION:

Lot 1, Block "A" of COTTAGE HILL
TO THE CITY OF APALACHICOLA, a
subdivision as per map or plat
thereof in common use on file at the
Clerk of the Circuit Office in
Franklin County, Florida.

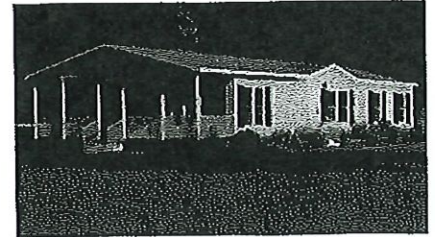
NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly right-of-way boundary of South Street being South 19 degrees 13 minutes 24 seconds West as per record plat.
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

LEGEND

FGM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
	NOT TO SCALE
	POINT NOT SET OR FOUND
SIRC	SET (5/8") IRON ROD AND CAP 117160
FIRC	FOUND (5/8") IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND

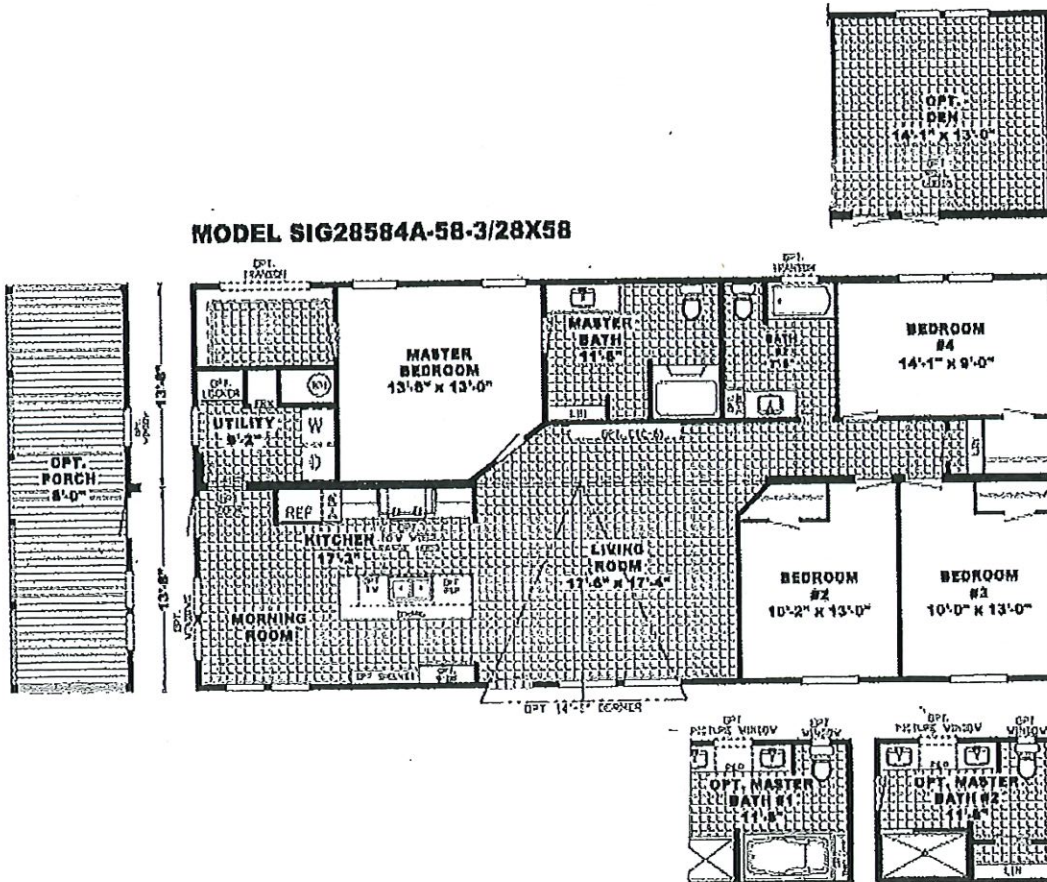
southernhomes™

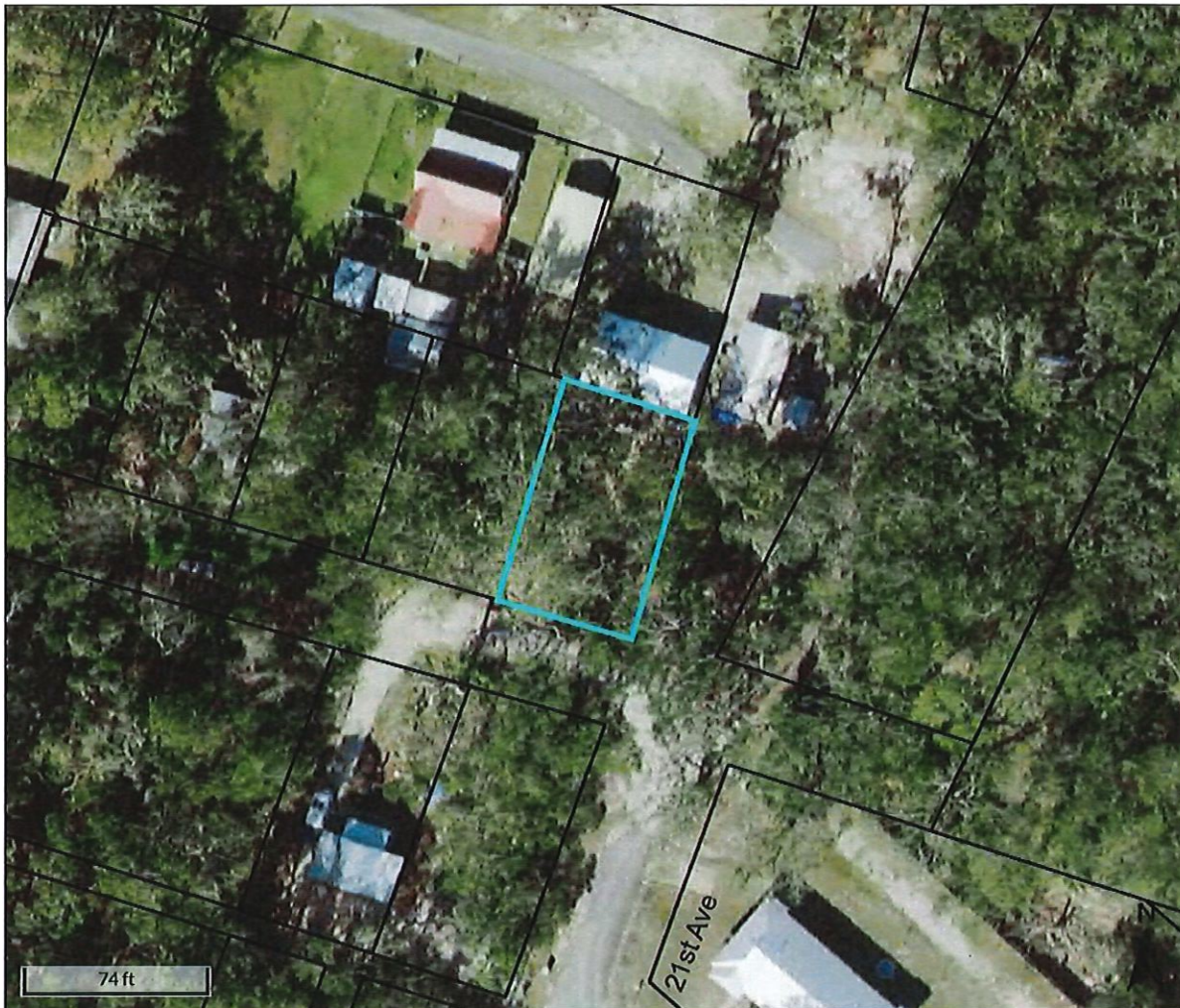


THE SOUTHERN FARMHOUSE
Home Plan 41SIG28584AH

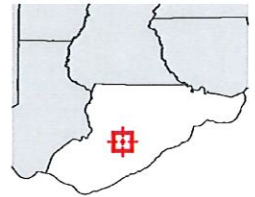
4 Beds · 2 Baths · 1585 sq. ft. **58' width · 28' depth**
<https://www.claytonhomes.com/homes/41SIG28584AH>

MODEL SIG28584A-58-3/28X58





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 ALOT 1 OR 115 37				

(Note: Not to be used on legal documents)

*50 x 80
Grandfathered lot*

Date created: 2/9/2022
Last Data Uploaded: 2/9/2022 7:48:12 AM

Developed by  Schneider
GEOSPATIAL



Parcel Summary

Parcel ID 01-09S-08W-8340-000A-0010
 Location Address 32320
 Brief Tax Description* BL A LOT 1 OR 115 37 72/37 COTTAGE HILL 1160/495
 *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
 Ray Tremaine Marie
 P.O. Box 336
 Apalachicola, FL 323290336

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	50.00	UT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/02/2015	\$100	WD	1160	495	Unqualified (U)	Vacant	DAVIS	RAY

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
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

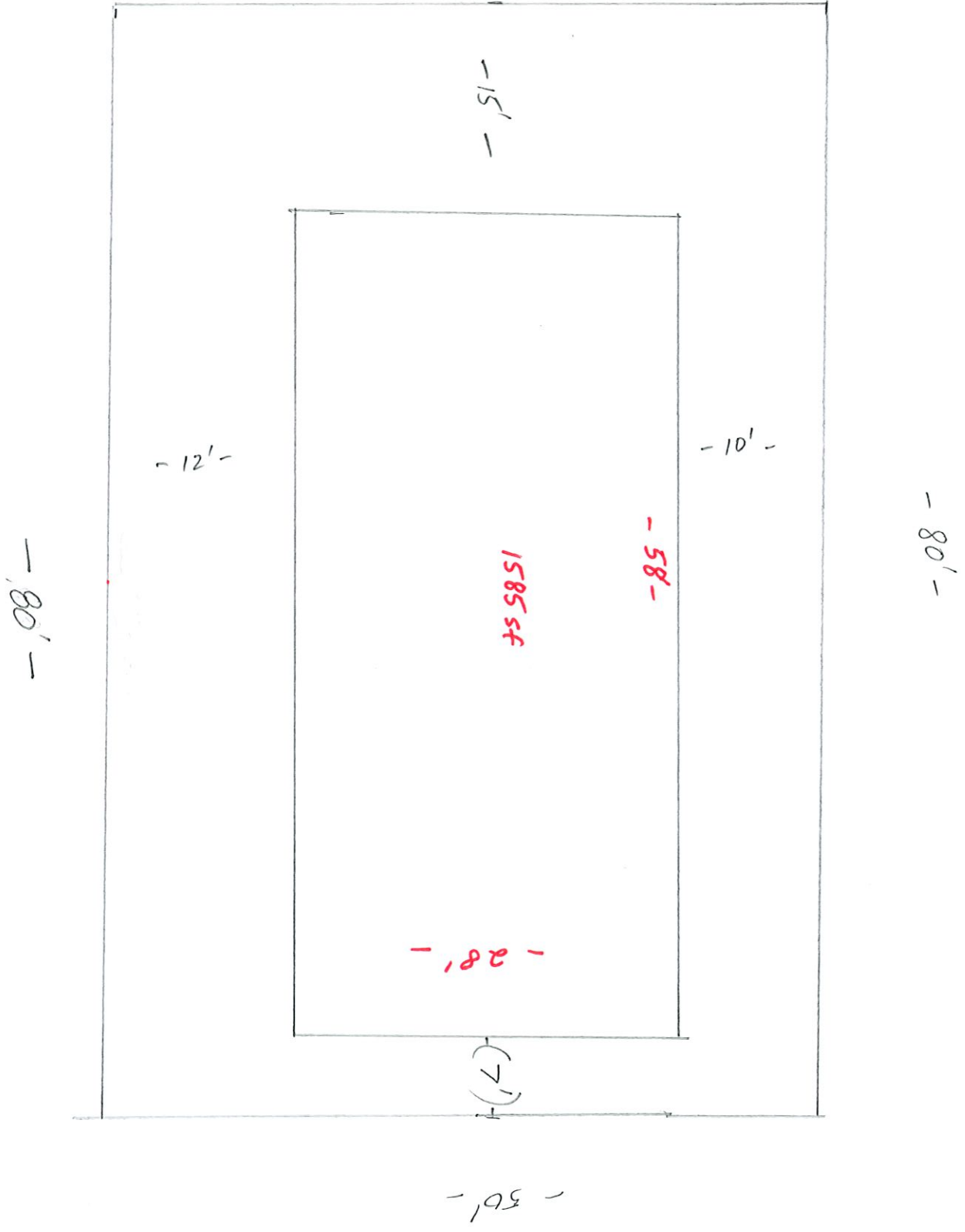
[2019 TRIM Notice \(PDF\)](#)

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

T. Ray

50x80 = 4000 SF
40% = 1600 SF Allowance Impervious

Modular Home 58' x 28'
→ 58' will not allow for Bldg Setback requirement
- 50 -



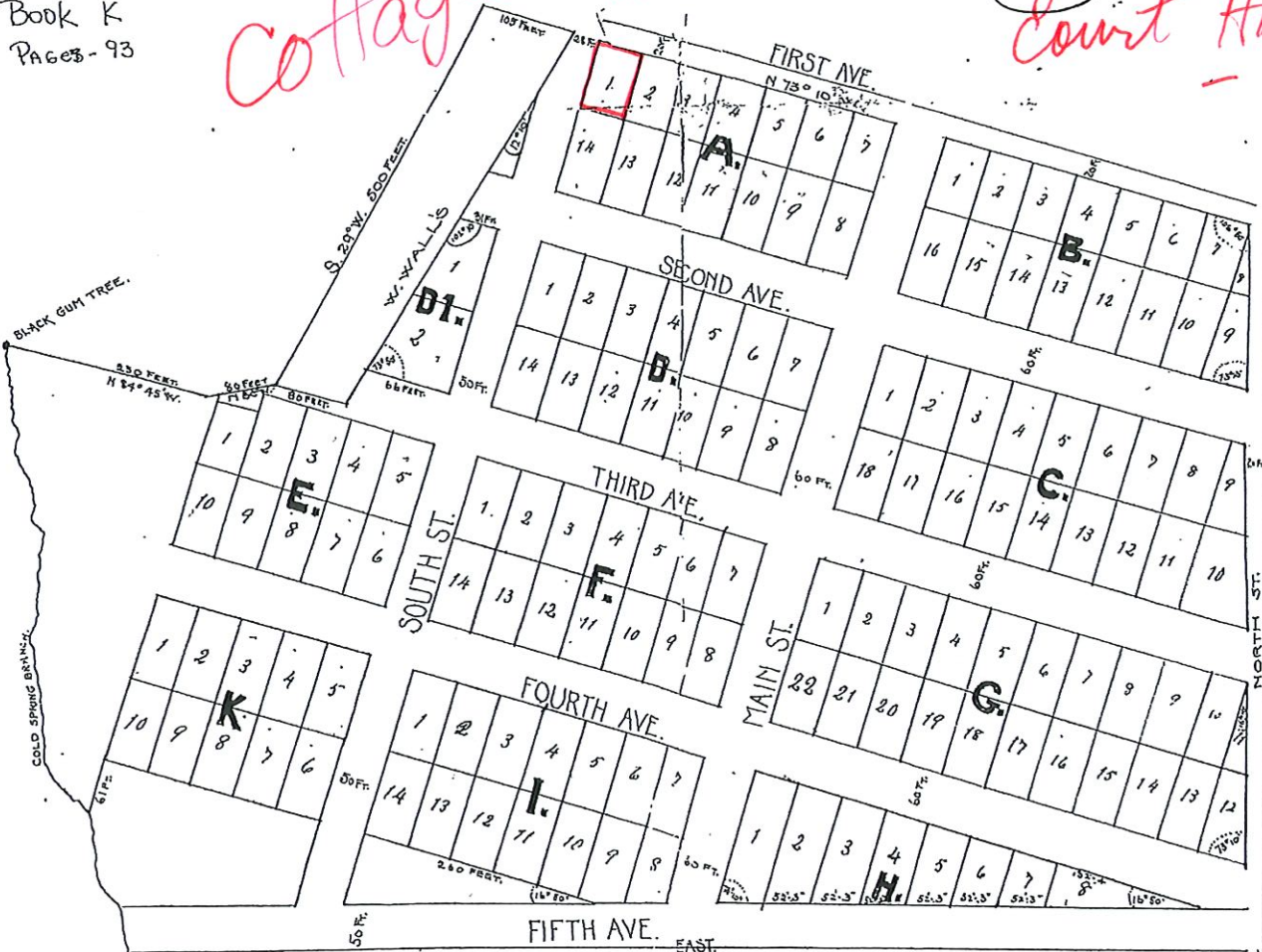
Tremaine Ray

Cottage Hill

Joe in Court House

- skip to Property Assn 653-9236

Book K Pages-93



PLAT OR PLAN OF A TRACT OF LAND OWNED BY AS MORTG. TRUSTEE, AND KNOWN AS 'COTTAGE HILL' SITUATED IN THE N.W. 1/4 OF SECTION 1, T. 9. 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 'A' 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 9 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 'K'. ARE FRACTIONAL LOTS, AND THE SIZE OF SAME CAN BE ASCERTAINED BY REFERRING TO THE MAP.

THE SURVEY OF THE ABOVE PLAT WAS ORIGINALLY MADE BY MR. PIERCE McDONALD, CIVIL ENGINEER, IN FEBRUARY 1960.
 ON OCTOBER 17th 1969, MR. PIERCE McDONALD ALSO LAY OUT THE ABOVE PLAT INTO LOTS, DRIVING A STAKE AT EACH CORNER.



111 Ave E

Fence

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

APALACHICOLA WOODNESS LLC
Owner REBECCA STAFFORD
Address 111 AVENUE E
City APALACHICOLA State FL Zip 32320
Phone (615) 238-4447

CONTRACTOR INFORMATION

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 BACK GARDEN + FRONT DOOR + COVER/HUTCH x 2
- Repair (Extensive)
- Variance
- Other: Fence

PROPERTY INFORMATION:

Street Address: 111 AVENUE E City & State APALACHICOLA FL Zip 32320

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

Parcel #: 01-096-0810-0330-0032-0090 Block(s) 32 Lot(s) 10+9 (see 2 off)

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15 Rear: 10 Side: 5' Lot Coverage: 40%
Water Available: Y Sewer Available: Y Taps Paid Y

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).

REMOV 2 1/2" ASPHALT IN FRONT OF BUILDING, ADD TOPSOIL 2"
 see plan for garden plan driveway w/ crushed rock #57

ADD FRONT PORCH

ADD 60' FENCE 4' HIGH PANELS, DOG EARS DETAIL, CAP, ONE + W END
 BEHIND BLDG. - Horizontal panels

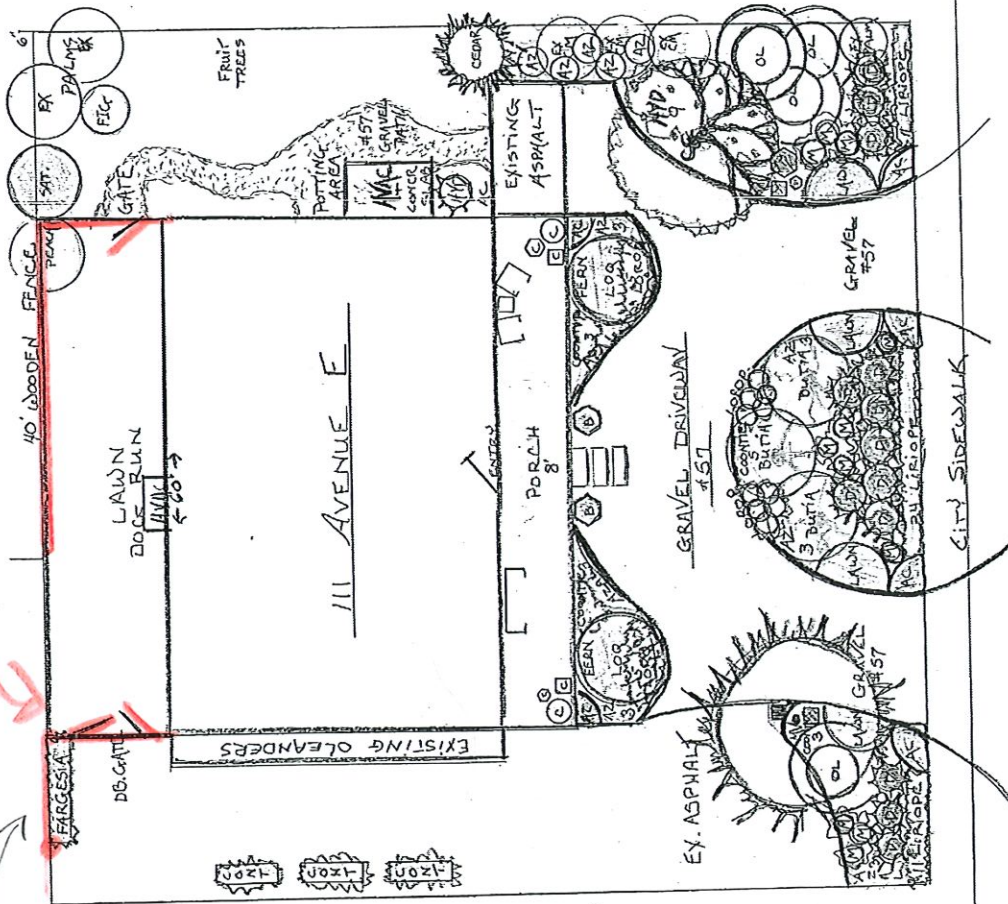
ADD COVERS TO HVAC UNITS x 2

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing (Acc) 6' (dog eared) caps		6" x 4" HORIZONTAL BDS	
Driveways/Sidewalks			
Other			

North

EXISTING STRUCTURE

Height?



NOTES:

REMOVE APPX. 3,000 SQ. FT. ASPHALT
 INSTALL CIRCULAR GRAVEL DRIVE (#57 GRAVEL)
 ESTABLISH PLANTING BEDS/IMPROVED SOIL
 INSTALL DOG RUN AT PRIVATE AREA/FENCE
 CONSERVE EXISTING MATERIAL AS POSSIBLE

PLANTS:

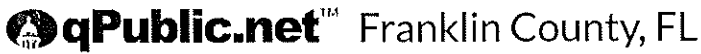
- 3 JELLY PALM - BUTIA CAPITATA
- 1 CEDAR - JUNIPERUS VIRGINIANA
- 1 REDBUD - CERCIS CANADENSIS 'FOREST PANSY'
- 2 LOGANIAT - ERIOBOTRYA - CHAMPAGNE
- 1 SWEETBAY - MAGNOLIA VIRGINIANA
- 1 ORANGE - CITRUS - MANY HARDY
- 1 PEACH - PRUNUS PERSICA - ANY HARDY
- 1 FIG - FIGUS CARICA 'BROWN TURKEY'
- 4 OLEANDER - NERIUM 'CALYPSO'
- 26 AZALEA - RHODODENDRON 'ENCORE SERIES'
- 9 HYDRANGEA - H. MACROPHYLLA 'FOREVER PINK'
- 13 DISTYLIUM - VINTAGE JADE
- 20 LOROPETALUM - L. CHINENSE 'PINK DIAMOND'
- 14 COONTIE PALM - ZAMIA PUMILLA
- 11 ORNAMENTAL GRASS - MISCANANTHUS SINENSIS
- 58 MONKEY GRASS - LIRIOPE 'BIG BLUE'
- 5 FARGESIA - F. TEXTILIS VAR. GRACILIS
- 3 CONTAINERS/PLANTS (PICOCARPUS?)
- ANNUAL COLOR (PETUNIAS, PANSY, ETC.)
- ZOYZIA LAWN

FIELD ADJUST FOR VISIBILITY/AVAILABILITY

SCALE: 1" = 10'	APPROVED BY: [Signature]	33320
DATE: FEB. 8, 88	DRAWN BY: [Signature]	REVISED
DRAWING NUMBER		

HIGHWAY 98, AVENUE E, APALACHICOLA, FL

9TH STREET



Parcel Summary

Parcel ID 01-09S-08W-8330-0032-0090
Location Address 111 AVENUE E
 OLD JR STORE
Brief Tax Description BL 32 LOT 9 LESS 20 FT ADJ TO LOT 8 & ALL OF LOT 10 OR/22/137-39 23/115 OR/37/141-143 594/441 724/609
 (Note: Not to be used on legal documents.)
Property Use Code STORES, 1 STORY (001100)
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
 APALACHICOLA WELLNESS,LLC
 138 KAELYN LANE
 PORT ST.JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
001000 - COMMERCIAL	40	FF	0	0
000000 - VAC RES	60	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0640	ASPH DR WAY	0x0x	15,050	1982

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/29/2003	\$279,000	WD	<u>724/609</u>	Qualified		Improved	EMERALD COAST DEV.	APALACHICOLA WELLNESS,LLC
N	4/22/1998	\$92,500	WD	<u>594/441</u>	Qualified		Improved	LEWIS L D REALTY INC	EMERALD COAST DEV

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$56,909	\$56,909	\$56,909	\$56,909	\$56,909
Extra Features Value	\$10,836	\$10,836	\$10,836	\$10,836	\$10,836
Land Value	\$98,000	\$85,400	\$85,400	\$85,400	\$88,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$165,745	\$153,145	\$153,145	\$153,145	\$155,745
Assessed Value	\$165,745	\$153,145	\$153,145	\$153,145	\$153,720
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$165,745	\$153,145	\$153,145	\$153,145	\$153,720
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$2,025

"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 \(PDF\)](#)

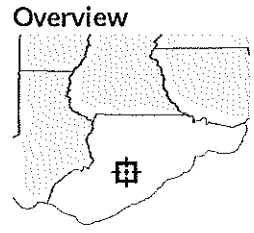
TRIM Notice 2020




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

TRIM Notice 2019

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

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



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0032-0090	Alternate ID	08W09S01833000320090	Owner Address	APALACHICOLA WELLNESS, LLC
Sec/Twp/Rng	1-9S-8W	Class	STORES, 1 STORY		138 KAELYN LANE
Property Address	111 AVENUE E	Acreage	n/a		PORT ST. JOE, FL 32456
	OLD JR STORE				
District	3				
Brief Tax Description	BL 32				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2022
 Last Data Uploaded: 3/3/2022 8:00:06 AM

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

DATE: _____ Permit Issued: _____ Permit Fee _____

OWNER'S NAME: APALACHICOLA WALLPAPER LLC
REBECCA STAFFORD Email: astafford333@gmail.com

ADDRESS: 111 Avenue E

CITY, STATE & ZIP CODE: Apalachicola FL 32320 PHONE # 615 238-4447

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: _____ Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 111 Avenue E

PURPOSE OF PERMIT: REMOVE ASPHALT, ADD GARDEN, ADD FRONT DOOR, ADD FENCE (BACK)
COVER HVAC 22

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

PROPERTY PARCEL ID # 01-095-08W-8330-0032-0090

LEGAL DESCRIPTION OF PROPERTY: BLK 32 LOT 9 LESS 20 FT NEXT TO LOT 8 + ALL OF LOT 10
23/23/137-39 23/115 OR 37 141-143 594/441 724/609

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: GARDEN

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

Addition, Alteration or Renovation to building. GARDEN / FRONT DOOR / FENCE *metal covers on HVAC's + 2*

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

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

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

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

* _____
 Signature of Owner or Agent Date Signature of Contractor Date

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

My Commission expires: _____ My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



170 20th Ave

Deck

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: Paula Martina
Address: 166 22nd Ave
City: Apalachicola State: FL Zip: 32320
Phone: (850) 653-6371

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

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

*Reason for Denial _____

PROJECT TYPE

- New Construction
 Addition
 Alteration/Renovation
 Relocation
 Demolition

- Fence
 Repair (Extensive)
 Variance
 Other: Deck 12x16

PROPERTY INFORMATION:

Street Address: 170 20th Avenue City & State: Apalachicola, FL Zip: 32320

Historic District Non-Historic District

Zoning District: R-2

Parcel #: 01-095-08W-8330-0246-0010 Block(s): 246 Lot(s): 1, 2, + 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, EPCL.

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

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

We will be adding a deck to the back portion of the house with dimensions of 12' x 16'. We will be using 4x4 PT posts, 2x6 Floor Joists Bolted to 4x4 with 1/2" gal bolts. We will use 5/4 Decks with 1 1/2" Deep Spacers. The 4x4 Posts will be set 3 feet deep in concrete covered feet with 26 gauge tin. following call outs

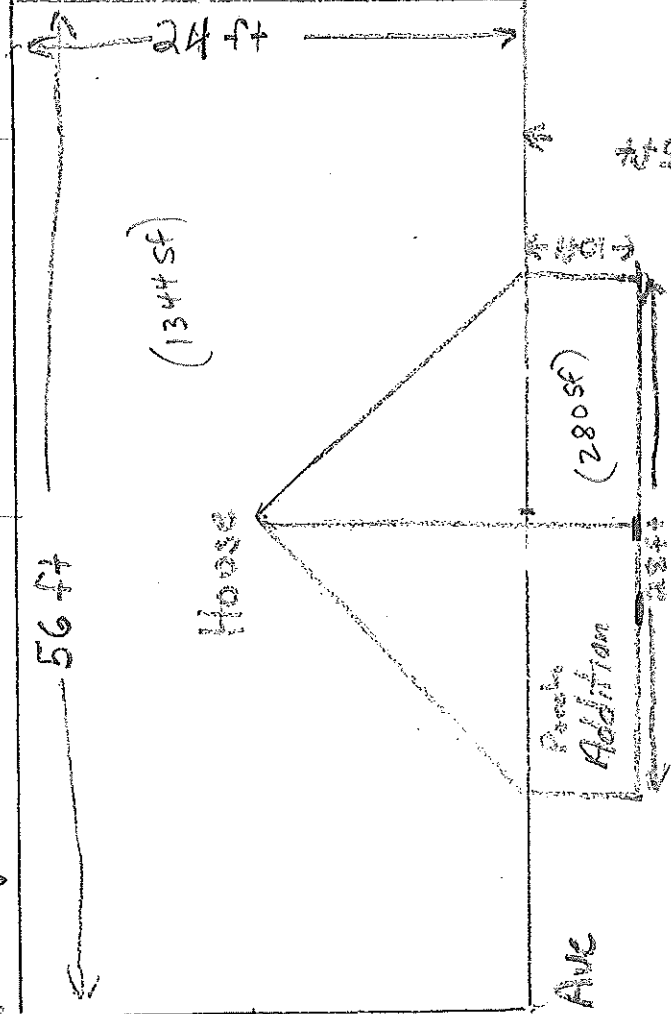
Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck	Hand - Bored Concret. 4x4 Pressure Treated PT	12x16' Deck installed to Back of House with covering with 26 gauge tin	
Fencing			
Driveways/Sidewalks			
Other			

Cornellous River St

Lot: 90x100' - 2000sf
40% = 3600sf
Allowed

House 1344
shed 192
porch 280
Deck 192
2008sf

PROPOSED
Deck
18' x 16' (192sf)



Fence

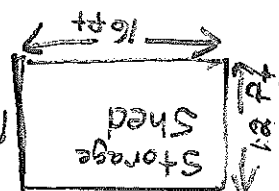
ph

2008sf

170 20th Ave

100ft

24'6"



Adjacent property Fence

20th St



Parcel Summary

Parcel ID 01-09S-08W-8330-0246-0010
Location Address 170 20TH AVE
Brief Tax Description BL 246 LOTS 1, 2, & 3 GREATER APALACHICOLA OR 534/225 596/442 CERT OF TITLE CASE # 02-00339 1118/201 1135/304
 (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
 MARTINA LOGAN & PAULA
 166 22ND AVE
 APALACHICOLA, FL 32320

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000155 - SFR GREATER APALACH	90	FF	0	0

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0690	BOAT SHED	0 x 0 x	1,333	0
0320	CONCRETE	0 x 0 x	60	0
0610	SHED WD	0 x 0 x	192	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	12/4/2014	\$33,200	WD	<u>1135/304</u>	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	WELLS FARGO BANK	MARTINA
N	3/18/2014	\$139,900	FD	<u>1118/201</u>	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	GRAY	WELLS FARGO BANK
N	1/1/1973	\$1,400	WD	<u>116/528</u>	Qualified		Vacant		

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$31,622	\$27,917	\$28,289	\$24,886	\$24,886
Extra Features Value	\$1,639	\$1,639	\$1,639	\$1,639	\$1,639
Land Value	\$35,550	\$18,000	\$18,000	\$13,500	\$13,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$68,811	\$47,556	\$47,928	\$40,025	\$40,025
Assessed Value	\$52,312	\$47,556	\$44,028	\$40,025	\$40,025
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$52,312	\$47,556	\$44,028	\$40,025	\$40,025
Maximum Save Our Homes Portability	\$16,499	\$0	\$3,900	\$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 \(PDF\)](#)

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

DATE: 8/14/22 Permit Issued: _____ Permit Fee _____
OWNER'S NAME: Paula Martin Email: pmart626@ycho.com

ADDRESS: 166 22nd Ave

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # 850-653-6371

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: NA Email: _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

STATE LICENSE NUMBER: _____ COMPETENCY CARD # _____

ADDRESS OF PROJECT: 170 20th Ave Apalachicola, FL 32320

PURPOSE OF PERMIT: Construction of DECK

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

PROPERTY PARCEL ID # 01-00-08W-8330-0246-0010

LEGAL DESCRIPTION OF PROPERTY: Block 246 - Lots 1, 2, & 3

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

BONDING COMPANY: NA

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. Deck

Distance from property lines: Front _____ Rear _____ L. Side _____
 R. Side _____
 Cost of Construction \$ 2,000 Square Footage 12' x 16'
 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: 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.

Karela Meehan 2/14/22
 Signature of Owner or Agent Date Signature of Contractor Date

Notary as to Owner or Agent
Date: _____

Notary as to Contractor
Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



377 22nd Ave

Shed

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

NON

HISTORIC DISTRICT ONLY

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner: Karen Brown
Address: 139 Pogy Rd.
City: Apalachicola State: FL Zip: 32320
Phone: () _____

Contractors Name: James McConnell (Tool Time Buildings)
State License # CBC 1256685 City License # _____
Email Address: tymaxk@gmail.com
Phone: (850) 763-0065

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: 12x20 Shed

PROPERTY INFORMATION:

Street Address: 377 22nd Ave. City & State: Apalachicola, FL Zip: 32320

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

Parcel #: 01-095-08W-8330-0216-0270 Block(s): 216 Lot(s): 27 + 28

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 86 Rear: 8 Side: L:7 R:43 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

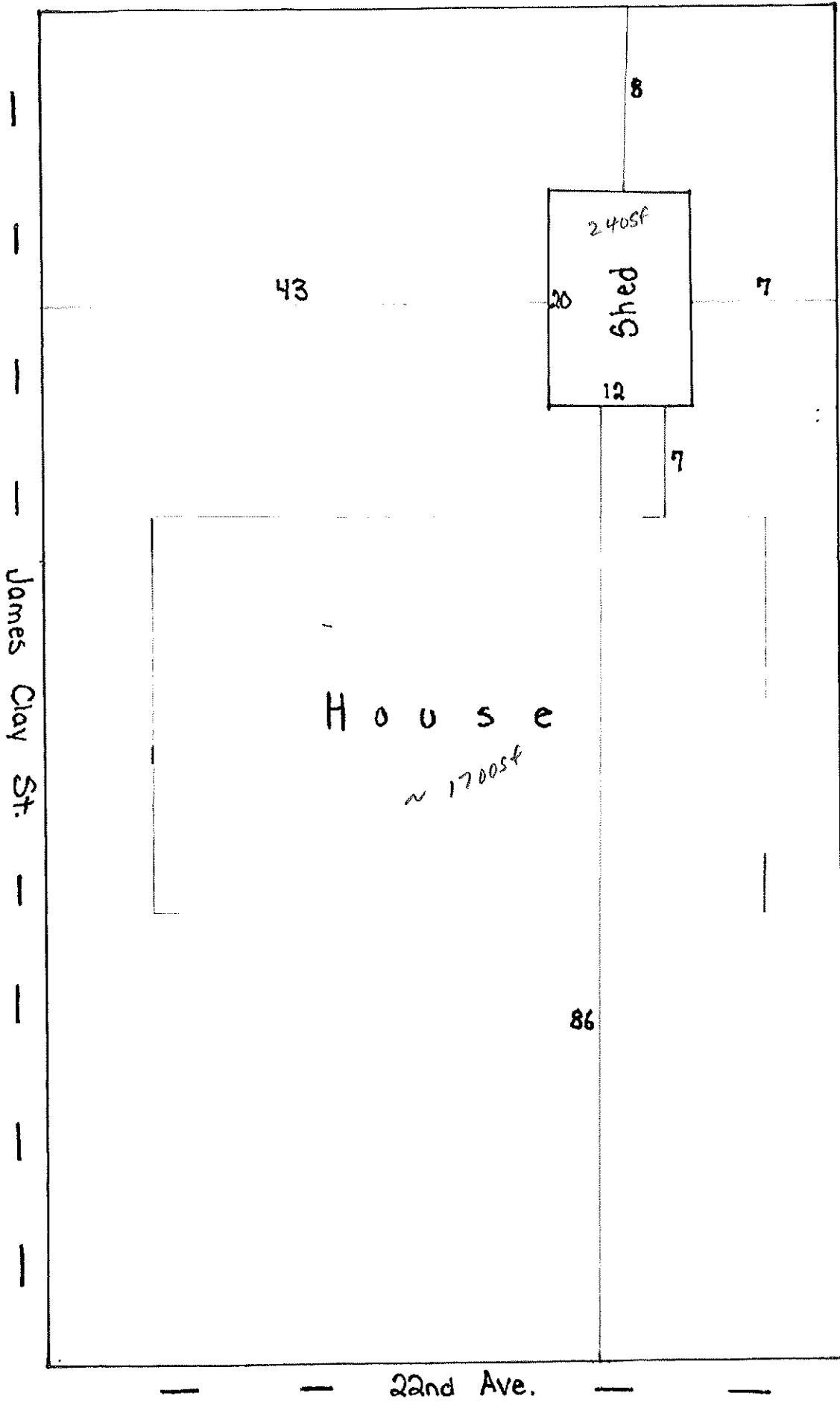
NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contacted to handle the City of Apalachicola Building Permits, EPCI.

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).

(12x20) Shed @ Rear of Property

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



Front: 86

Rear: 8

L: 7

R: 43

Primary: 7

Lot Size:

0.135

A^a:

5,880.6

40% = 2352sf
Imp. Allowance

House > 1940sf
Sed ∴

✓oh

Flood

Zone: X

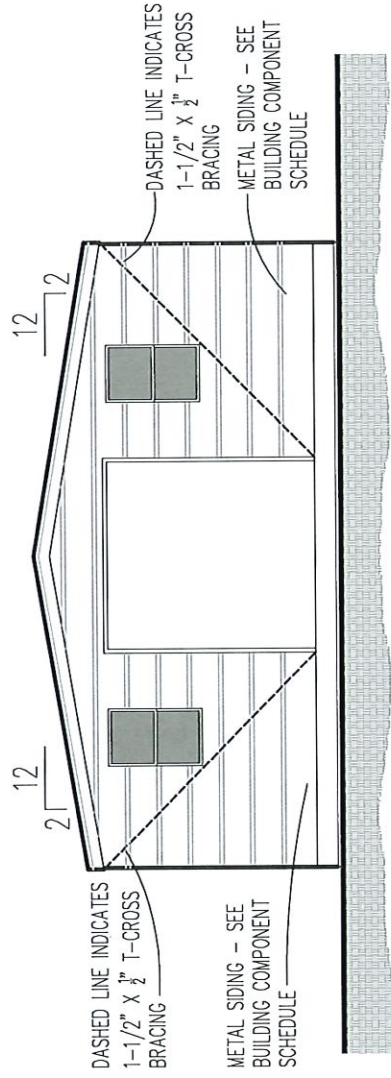
377 22nd Ave

PROJECT NO. 17P112208	ELEVATIONS
SHEET 4 OF 5 A4	PREPARED BY MEMBER
	REVIEWED BY MEMBER
	ISSUE DATE 02-16-2022
	SCALE AS SHOWN

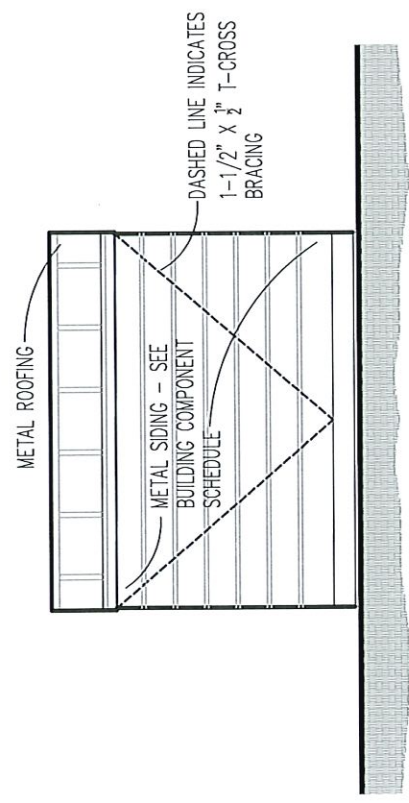
APALACHICOLA, FL
 12 DR. X 22 W. PORTABLE BUILDING
 AT 377 22ND AVENUE
 FOR TOOL TIME



MARK MERCER & ASSOCIATES, INC. - THESE DRAWINGS ARE THE PROPERTY OF MARK MERCER & ASSOCIATES, INC., REPRODUCTION IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION IS PROHIBITED.
 1117 JENKINS AVENUE / PANAMA CITY, FLORIDA 32401 / 850.763.8072



FRONT ELEVATION
 $\frac{3}{32} = 1'-0"$



SIDE ELEVATION
 $\frac{3}{32} = 1'-0"$

12' DP. X 20' W. PORTABLE BUILDING AT 377 22ND AVENUE, APALACHICOLA, FLORIDA FOR TOOL TIME

BUILDING CODE SUMMARY

CODES REFERENCED: FLORIDA BUILDING CODE 2020
 GROSS SQUARE FOOTAGE: 740
 CONSTRUCTION TYPE: Y-B
 OCCUPANCY CLASSIFICATION: U

BUILDING SPECIFIC INFORMATION			
BUILDING DEPTH	BUILDING WIDTH	BAY WIDTH	NO. OF BAYS MAXIMUM NO. OF BAYS ALLOWED = 5
12'	20'	N/A	N/A
			EAVE HEIGHT
			8'

WIND DESIGN DATA			
V _{ult}	V _{nom.}	RISK CATEGORY	WIND EXPOSURE
130	101	1	B
			ENCLOSURE CLASSIFICATION
			ENCLOSED
			INTERNAL PRESSURE COEFFICIENT
			0.18
			EXTERIOR PRESSURE COMPONENTS & CLADDING
			+23.47/-48.38

NOTE: THESE PLANS ARE DESIGNED IN ACCORDANCE WITH CHAPTER 16 REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR 140 MPH WINDLOAD COMPLIANCE. THE PLANS ARE FOR STRUCTURES CLASSIFIED OCCUPANCY RISK CATEGORY I, BUILDINGS ONLY AS DEFINED BY THE FLORIDA BUILDING CODE. IT IS NOT DESIGNED FOR HABITATION. THIS IS DESIGNED AS A FREE STANDING BUILDING AND IS NOT TO BE ATTACHED TO ANY OTHER STRUCTURE OR WITHIN 5'-0" OF ANY STRUCTURE.

THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ARCHITECT, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTONAL COSTS.

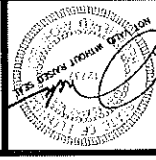
INDEX OF DRAWINGS

- 1 OF 5 GENERAL BUILDING INFORMATION
- 2 OF 5 FLOOR PLAN
- 3 OF 5 WALL SECTION
- 4 OF 5 ELEVATIONS
- 5 OF 5 BUILDING COMPONENT SCHEDULE

#HTPB122008



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 1117 JARVIS AVENUE / PALMBAH CITY, FLORIDA 32401 / 850.763.8072



12 DP. X 20' W. PORTABLE BUILDING
 AT 377 22ND AVENUE
 APALACHICOLA, FL
 FOR TOOL TIME

PREPARED BY: MEMBER
 REVIEWED BY: MEMBER
 SCALE: AS SHOWN
 ISSUE DATE: 02-16-2022
 SHEET 1 OF 5

COVER SHEET
 PROJECT NO. HTP122008



Parcel Summary

Parcel ID 01-09S-08W-8330-0216-0270
 Location Address 377 22ND AVE
 Brief Tax Description GREATER APALACHICOLA BLOCK 216 LOTS 27 & 28 811/455 868/686 887/755
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 BROWN RABINOWITZ KAREN
 139 POGY ROAD
 APALACHICOLA, FL 32320

Land Information

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

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0320	CONCRETE	0x0x	556	2004

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	2/8/2006	\$100	WD	<u>887/755</u>	Unqualified	QUAL/PHY PROP CHGD AFTER SALE	Improved	RABINOWITZ	RABINOWITZ/HILL
N	8/30/2005	\$155,000	WD	<u>868/686</u>	Qualified		Improved	BLOODWORTH	RABINOWITZ
N	9/8/2004	\$8,800	WD	<u>811/455</u>	Qualified		Vacant	BOLTON /WORTH	BLOODWORTH

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$82,882	\$73,411	\$74,524	\$65,784	\$65,784
Extra Features Value	\$1,003	\$1,003	\$1,003	\$1,003	\$1,003
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	\$107,585	\$86,414	\$87,527	\$75,787	\$75,787
Assessed Value	\$95,055	\$86,414	\$83,366	\$75,787	\$75,787
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$95,055	\$86,414	\$83,366	\$75,787	\$75,787
Maximum Save Our Homes Portability	\$12,530	\$0	\$4,161	\$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

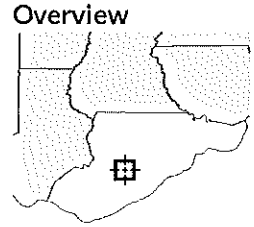
[2021 TRIM Notice \(PDF\)](#)



TRIM Notice 2020

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

TRIM Notice 2019

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



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0216-0270	Alternate ID	08W09S01833002160270	Owner Address	BROWN RABINOWITZ KAREN
Sec/Twp/Rng	n/a	Class	SINGLE FAMILY		139 POGY ROAD
Property Address	377 22ND AVE	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	GREATER APALACHICOLA BLOCK 216 (Note: Not to be used on legal documents)				

Date created: 3/3/2022
 Last Data Uploaded: 3/3/2022 8:00:06 AM

Developed by  **Schneider**
 GEOSPATIAL

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

DATE: 2/22/22 Permit Issued: _____ Permit Fee _____

OWNER'S NAME: Karen Brown Email: _____

ADDRESS: 139 Pogy Rd.

CITY, STATE & ZIP CODE: Apalachicola, FL 32320 PHONE # _____

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: James McConnell (Tool Time Buildings) Email: tymaxk@gmail.com

ADDRESS: 3822 E. 15th St.

CITY, STATE & ZIP CODE: Panama City, FL 32404 PHONE # (850) 763-0065

STATE LICENSE NUMBER: CBC 1256685 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 377 22nd Ave.

PURPOSE OF PERMIT: (12 x 20) Shed

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

PROPERTY PARCEL ID # 01-095-08W-8330-0216-0270

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: Mark Mercer + Associates Inc.

ADDRESS: 1117 Jenks Ave. CITY, STATE & ZIP: Panama City, FL 32401

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SBPTIC 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 86 Rear 8 L. Side 7
R. Side 43
Cost of Construction \$ 5,395 Square Footage 240
EPI Flood Zone Lowest Floor Elevation
Area Heated/Cooled # Of Stories 1 # Of Units 1
Type of Roof Metal Type of Walls Vinyl Type of Floor Wood
Extreme Dimensions of: Length 12 Height 8 Width 20

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

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

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

Signature of Owner or Agent Date

Signature of Contractor Date 2/22/22

Notary as to Owner or Agent
Date: _____

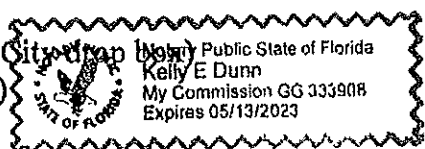
Notary as to Contractor
Date: 2/22/2022

My Commission expires: _____

My Commission expires: 5/13/2023

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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





325 Earl King
Shed & Privacy Fence

<p>CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION</p> <p>HISTROIC DISTRICT ONLY</p>		<p>Official Use Only</p> <p>Application # _____</p> <p>City Representative _____</p> <p>Date Received _____</p>
OWNER INFORMATION	CONTRACTOR INFORMATION	
<p>Owner <u>Donna and David Nichols</u></p> <p>Address <u>325 Earl King Street</u></p> <p>City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u></p> <p>Phone <u>(850) 694-6341</u></p>	<p>Contractors Name: <u>Owner</u></p> <p>State License # _____ City License # _____</p> <p>Email Address <u>dddd.nichols@gmail.com</u></p> <p>Phone _____</p>	
<p>Approval Type: <input type="checkbox"/> Staff Approval Date _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date _____</p> <p>*Reason for Denial _____</p>		
PROJECT TYPE		
<p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Renovation</p> <p><input type="checkbox"/> Relocation</p> <p><input type="checkbox"/> Demolition</p>	<p><input checked="" type="checkbox"/> Fence</p> <p><input type="checkbox"/> Repair (Extensive)</p> <p><input type="checkbox"/> Variance</p> <p><input checked="" type="checkbox"/> Other <u>Installation of a 112 sqft portable building (8'X14')</u> <u>& PRIVACY Fence</u></p>	
<p>PROPERTY INFORMATION:</p> <p>Street Address: <u>325 Earl King Street</u> City & State <u>Apalachicola, Florida</u> Zip <u>32320</u></p> <p>[<input type="checkbox"/>] Historic District [<input checked="" type="checkbox"/>] Non-Historic District Zoning District <u>R-2</u></p> <p>Parcel # <u>01-09S-08W-8330-0216-0150</u> Blocks(s) <u>216</u> Lot(s) <u>15 & 16</u></p> <p>FEMA Flood Zone/Parcel # <u>X</u></p> <p>(For AE, AO,AH or VE Please complete attached Flood Application)</p>		
OFFICIAL USE ONLY		
<p>Setback requirement of Property: <u>(Accessory Structure)</u></p> <p>Front: <u>15"</u> Rear: <u>5'</u> Side: <u>15'</u> Lot Coverages <u>LT 40%</u></p> <p>Water Available <u>NA</u> Sewer Available <u>NA</u> Taps Paid <u>YES</u></p>	<p>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.</p> <p>Certificate of Appropriateness Approval:</p> <p>_____</p> <p>Chairperson, Apalachicola Planning & Zoning Board</p>	

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 th handle the City of Apaliachicola Building Permits, EPCI.

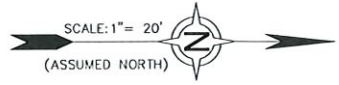
Tammy Owens
 Permitting and Development Coordinator
 (850) 658-1522
cityofapalachicola@gmail.com

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

Install 8'x14' Potable Building with tie-downs on pressure treated 4"x4".

Install 6' wood privacy fence

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding Portable Building	LARK	Aluminum	
Doors	LARK	Aluminum	
		Double door 60"x92"	
Windows			
Roofing	LARK	Box Rib Aluminum	
Trim			
Foundation		Pressure Treated 4"x4"	
Shutters			
Porch/Deck			
Fencing	Taylor's	Pressure treated lumber	
Driveways Sidewalks			
Other			



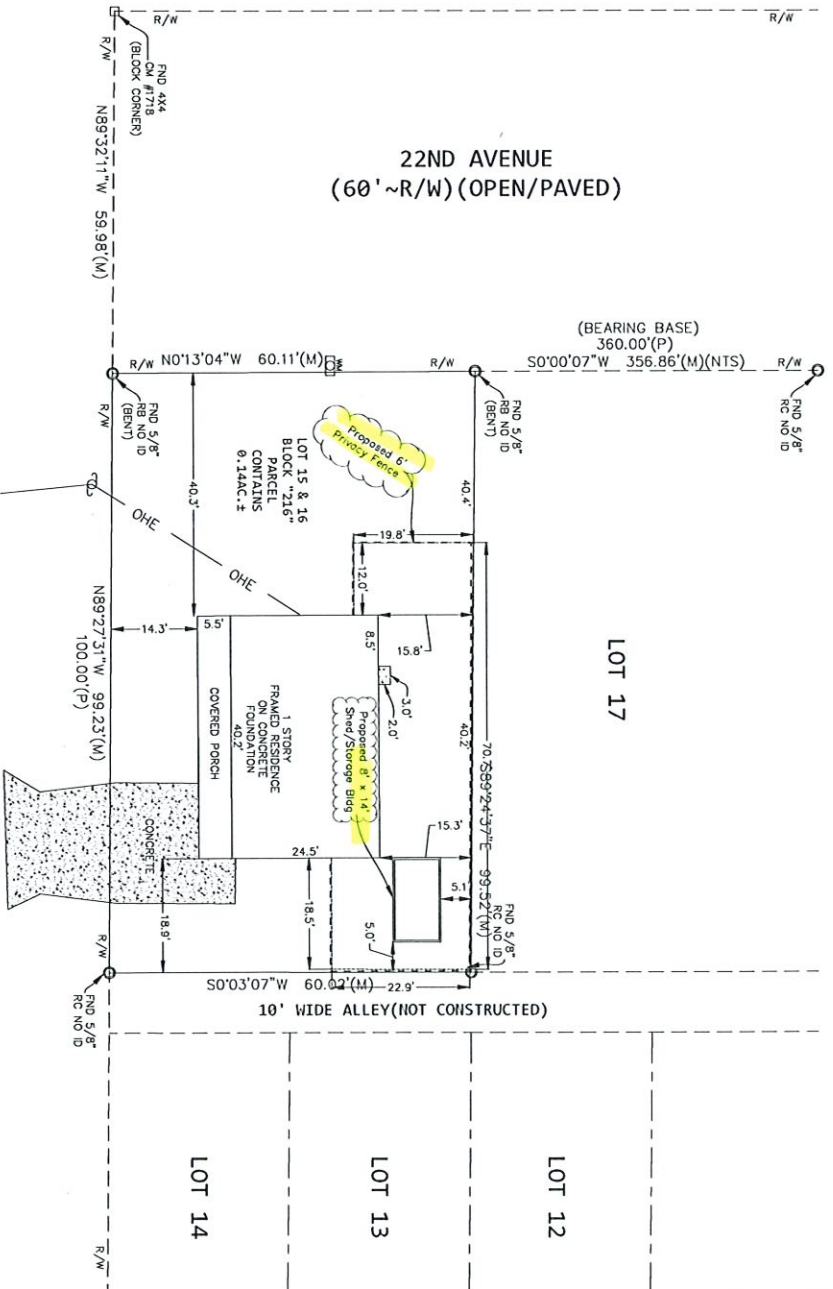
IMPERVIOUS DATA
 SLAB = 1,206 SF
 AC PAD = 6 SF
 DRIVEWAY = 422 SF
 TOTAL = 1,634 SF

Handwritten: 11/2/25

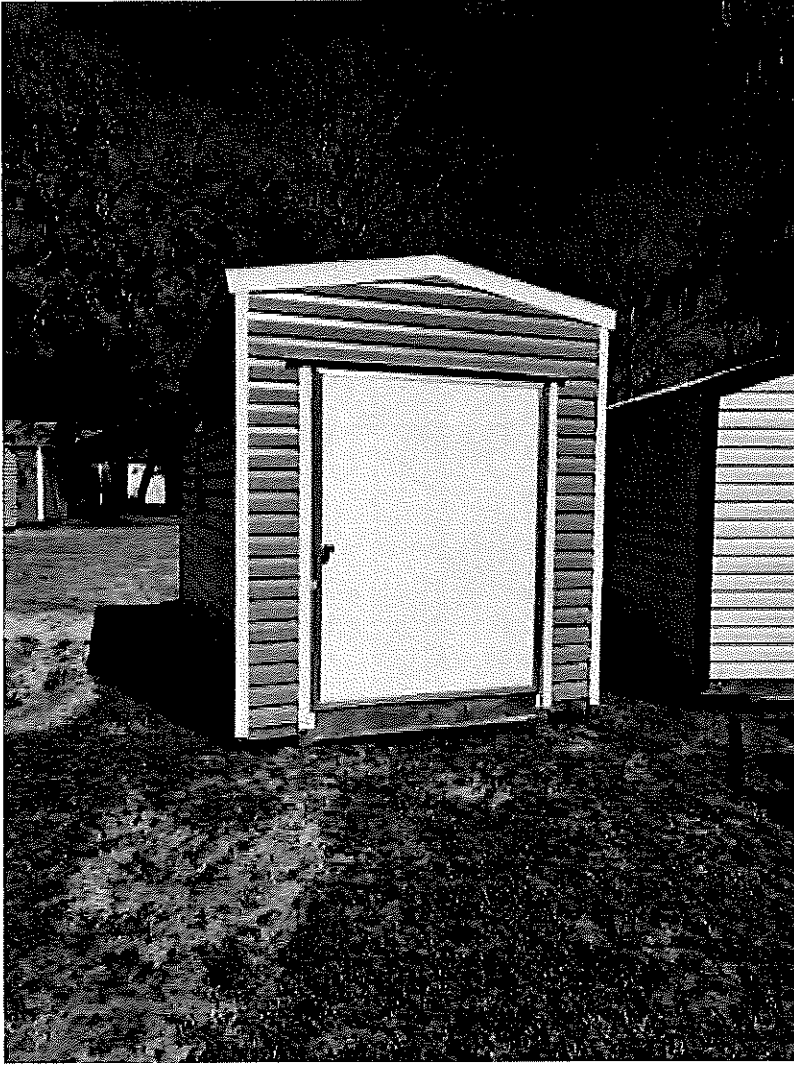
TOTAL PARCEL = 6,000 SF
 NICHOLS SITE PLAN FOR PORTABLE BUILDING AND PRIVACY FENCE

325 EARL KING STREET (50' ~R/W) (OPEN/PAVED)

22ND AVENUE
 (60' ~R/W) (OPEN/PAVED)



- LEGEND**
- 888 - OFFICIAL RECORDS BOOK
 - CM - CONCRETE MONUMENT
 - POB - POINT OF BEGINNING
 - POI - POINT OF INTERSECTION
 - 588 - SET 1/8" RE-BAR #4#75
 - 588 - SET 3/8" RE-BAR #4#75
 - 588 - SET 1/2" RE-BAR #4#75
 - 588 - SET 3/4" RE-BAR #4#75
 - 588 - SET 1" RE-BAR #4#75
 - 588 - SET 1 1/2" RE-BAR #4#75
 - 588 - SET 2" RE-BAR #4#75
 - 588 - SET 2 1/2" RE-BAR #4#75
 - 588 - SET 3" RE-BAR #4#75
 - 588 - SET 3 1/2" RE-BAR #4#75
 - 588 - SET 4" RE-BAR #4#75
 - 588 - SET 4 1/2" RE-BAR #4#75
 - 588 - SET 5" RE-BAR #4#75
 - 588 - SET 5 1/2" RE-BAR #4#75
 - 588 - SET 6" RE-BAR #4#75
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 - 588 - SET 7" RE-BAR #4#75
 - 588 - SET 7 1/2" RE-BAR #4#75
 - 588 - SET 8" RE-BAR #4#75
 - 588 - SET 8 1/2" RE-BAR #4#75
 - 588 - SET 9" RE-BAR #4#75
 - 588 - SET 9 1/2" RE-BAR #4#75
 - 588 - SET 10" RE-BAR #4#75
 - 588 - SET 10 1/2" RE-BAR #4#75
 - 588 - SET 11" RE-BAR #4#75
 - 588 - SET 11 1/2" RE-BAR #4#75
 - 588 - SET 12" RE-BAR #4#75
 - 588 - SET 12 1/2" RE-BAR #4#75
 - 588 - SET 13" RE-BAR #4#75
 - 588 - SET 13 1/2" RE-BAR #4#75
 - 588 - SET 14" RE-BAR #4#75
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 - 588 - SET 22" RE-BAR #4#75
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 - 588 - SET 99 1/2" RE-BAR #4#75
 - 588 - SET 100" RE-BAR #4#75
 - 588 - SET 100 1/2" RE-BAR #4#75



Parcel Summary

Parcel ID 01-095-08W-8330-0216-0150
 Location Address 325 EARL KING ST
 32320
 Brief Tax Description* CITY OF APALACHICOLA BLOCK 216 LOT 15 & 16 138/131 475/5 475/267 475/270 595/740 703/235 743/207 868/378 1253/59 1314/24
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng --
 Tax District Apalachicola (District 3)
 Millage Rate 19.5542
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Nichols David S Jr & Donna S
 5120 Centennial Oak Circle
 Tallahassee, FL 32308

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000155	SFR GREATER APALACH	60.00	FF	0	0

Residential Buildings

Building 1
 Type CITY OF AP
 Total Area 1,200
 Heated Area 960
 Exterior Walls VINYL SIDE
 Roof Cover COMPSHNL
 Interior Walls DRYWALL
 Frame Type MASONRY
 Floor Cover SHT VINYL; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 2
 Stories 1
 Effective Year Built 2003

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0320	CONCRETE	1	0x0x0	600	UT	2003

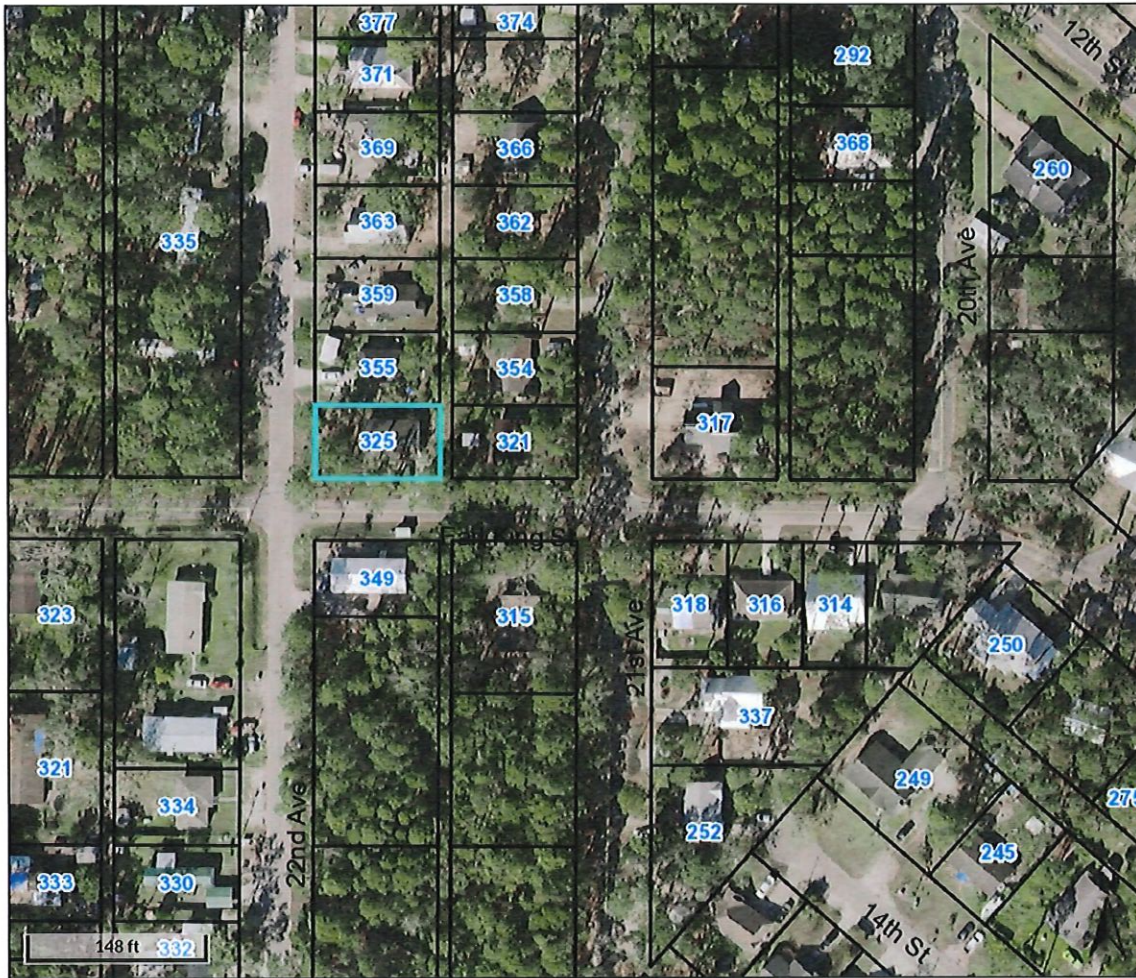
Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/20/2021	\$130,000	CT	1314	24	Unqualified (U)	Improved	GORMLEY	NICHOLS
N	10/21/2019	\$128,800	WD	1253	59	Qualified (Q)	Improved	SIMPSON JR	GORMLEY
N	08/26/2005	\$137,900	WD	868	378	Qualified (Q)	Improved	DEMPSTER	SIMPSON JR

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$104,210	\$92,316	\$66,749	\$58,947	\$58,947
Extra Features Value	\$1,083	\$1,083	\$1,083	\$1,083	\$1,083
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	\$128,993	\$105,399	\$79,832	\$69,030	\$69,030
Assessed Value	\$128,993	\$105,399	\$75,933	\$69,030	\$69,030
Exempt Value	\$0	\$72,159	\$0	\$0	\$0
Taxable Value	\$128,993	\$33,240	\$75,933	\$69,030	\$69,030
Maximum Save Our Homes Portability	\$0	\$0	\$3,899	\$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.



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-095-08W-8330-0216-0150	Alternate ID	08W09S01833002160150	Owner Address	NICHOLS DAVID S JR & DONNA S
Sec/Twp/Rng	n/a	Class	SINGLE FAMILY		NICHOLS DONNA S
Property Address	325 EARL KING ST	Acreage	n/a		5120 CENTENNIAL OAK CIRCLE
					TALLAHASSEE, FL 32308

District 3
 Brief Tax Description CITY OF APALACHICOLA
 (Note: Not to be used on legal documents)

Date created: 2/24/2022
 Last Data Uploaded: 2/24/2022 10:30:35 AM

Developed by  Schneider GEOSPATIAL



170 21st St
Porch Addition

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px auto;"> NON </div> HISTORIC DISTRICT ONLY.	Official Use Only Application # _____ City Representative _____ Date Received _____
--	---

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner: <u>Bruce Hoffman</u> Address: _____ City: _____ 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

<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input type="checkbox"/> Other: <u>SIDE PORCH</u> <div style="text-align: right; margin-top: 10px;"> 10x26 12x26 </div>
--	--

PROPERTY INFORMATION:

Street Address: 170 21st City & State _____ Zip _____

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

Parcel #: _____ Block(s) 245 Lot(s) 1-3

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

OFFICIAL USE ONLY

<p>Setback requirement of Property:</p> Front: _____ Rear: _____ Side: _____ Lot Coverage: _____ Water Available: _____ Sewer Available: _____ Taps Paid _____	<p>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.</p> <p>Certificate of Appropriateness Approval:</p> <p>_____ Chairperson, Apalachicola Planning & Zoning Board</p>
--	---

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

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

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

10 X 25 ATTACHED SCREENED SIDE PORCH. MATERIAL LIST PROVIDED. PLANK FLOOR, SCREENED WALLS, METAL ROOF OVER WOOD TRUSS. ONE SCREENED ENTRY DOOR

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows	N/A		
Roofing		Wood Frame - Metal Roof	
Trim			
Foundation		WOOD	
Shutters	N/A		
Porch/Deck		yes - wood Frame	
Fencing	N/A		
Driveways/Sidewalks	N/A		
Other			

SEE ATTACHED LIST OF MATERIALS

HOFFMAN PORCH ADDITION

170 21st STREET, APALACHICOLA, FL.

DRAWING INDEX:

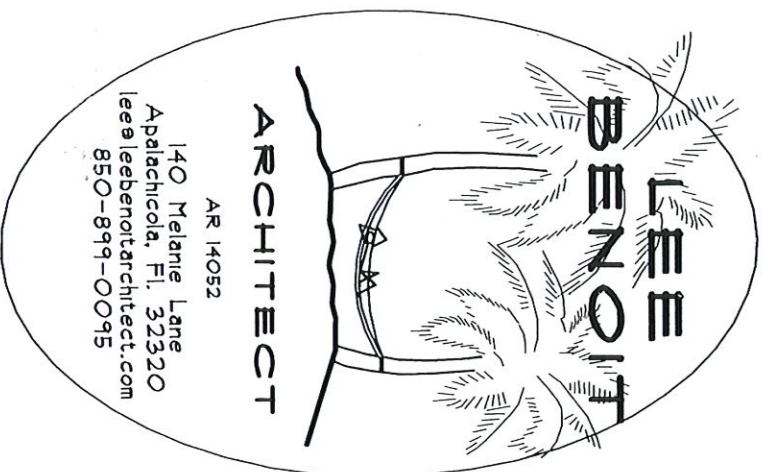
A-1 SITE PLAN

A-2 DECK FRAMING PLAN

A-3 ROOF FRAMING PLAN

A-4 ELEVATION/SECTION

PLANS CONFORM TO 2020 FLORIDA BUILDING CODE



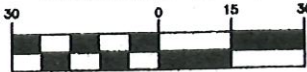
date	2/5/22
scale	AS SHOWN
drawn	LEE BENOIT

NEW\MISC\GOV\PRCH\RFOVER

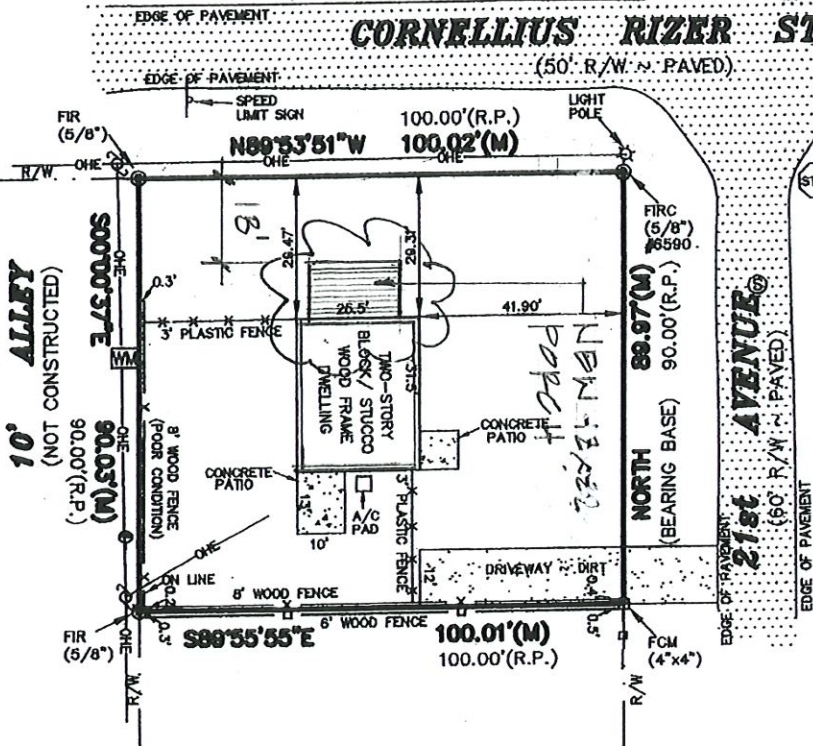
2.5.22

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
MARSHA MARIE ELLIS HOFFMAN and BRUCE RICHARD HOFFMAN,
HOMEBRIDGE FINANCIAL SERVICES, INC.,
SANDERS & DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



LEGEND

- M MEASURED
- D RECORD DEED
- RP RECORD PLAT
- FIRC FOUND (5/8") IRON ROD & CAP
- FIR FOUND IRON ROD
- SIRC SET (5/8") IRON ROD AND CAP #7160
- FCM FOUND CONCRETE MONUMENT=4"x4"
- FIP FOUND IRON PIPE
- R/W RIGHT-OF-WAY
- NOT TO SCALE
- POINT NOT SET OR FOUND
- POWER POLE
- OHE OVERHEAD ELECTRICAL LINE
- WM WATER METER
- S SEWER MANHOLE

LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block "245" of the CITY OF APALACHICOLA, as per map or plat in common use on file at the Clerk of the Circuit Office in Franklin County, Florida.

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly right of way boundary of 21st Avenue having an assumed bearing of North,
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No:120089 0507F index date: February, 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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

TR & A	THURMAN RODDENBERRY & ASSOCIATES, INC		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 904-943-2519 FAX NUMBER: 904-943-1163 LB # 7166		
DATE: 02/18/19	DRAWN BY: BB	PLB.613 pg. 11	COUNTY: FRANKLIN
FILE: 00038.DWG	DATE OF LAST FIELD WORK: 02/14/19	JOB NUMBER: 00-038	

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

SITE PLAN

A-1

qPublic.net™ Franklin County, FL

Parcel Summary

Parcel ID 01-09S-08W-8330-0245-0010
 Location Address 170 21ST AVE.
 Brief Tax BL 245 LOTS 1 2 3 OR/168/113 OR 223/572 ORB 223 PAGE 572 OR/257/310 633/503 721/748 937/533 947/481 1128/432 1136/109 1201/184
 Description 1201/185 1236/645
 (Note: Not to be used on legal documents.)
 Property Use SINGLE FAMILY (000100)
 Code
 Sec/Twp/Rng 1-9S-8W
 Tax District CITY OF APALACHICOLA (3)
 Millage Rate 19.5542
 Acreage 0
 Homestead Y

*90' x 100' = 9000 sf
 40% = 3600 Imp. Allowance*

[View Map](#)

Owner Information

Primary Owner
 HOFFMAN MARSHA MARIE ELLIS &
 HOFFMAN BRUCE RICHARD
 170 21ST AVE
 APALACHICOLA, FL 32320

*Home 31.5 x 26.5 = ~835
 Patio 13 x 10 = 130
 Patio ~ 8 x 8 = 64
 Proposed Porch 25 x 10 = 250 + 1029 ✓ oh
 1279*

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000155 - SFR GREATER APALACH	90	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	3/4/2019	\$230,000	WD	<u>1236/645</u>	Qualified	QUAL/DEED EXAMINATION	Improved	GREEN LEAF,LLC	HOFFMAN
N	8/30/2017	\$100	WD	<u>1201/185</u>	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Improved	ZUCKERMAN	GREEN LEAF,LLC
N	8/30/2017	\$172,000	WD	<u>1201/184</u>	Qualified	QUAL/DEED EXAMINATION	Improved	WARD	GREEN LEAF,LLC
N	12/30/2014	\$71,900	WD	<u>1136/109</u>	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WARD/ZUCKERMAN
N	9/2/2014	\$100	CT	<u>1128/432</u>	Unqualified	UNQUAL/DEED TO/FROM FINAN INST	Improved	HERRINGTON	FEDERAL NATIONAL MORTGAGE ASSOCIATION
N	9/18/2007	\$100	WD	<u>947/481</u>	Unqualified	QUAL/LEGL CHAR CHGD AFTER SALE	Improved	HERRINGTON	HERRINGTON
N	5/31/2007	\$165,500	WD	<u>937/533</u>	Qualified		Improved	GORMAN	HERRINGTON
N	1/7/2003	\$114,000	WD	<u>721/748</u>	Qualified		Improved	CARROLL	GORMAN
N	2/11/2000	\$65,000	WD	<u>633/503</u>	Qualified		Improved	O'NEIL	CARROLL
N	7/1/1987	\$48,000	WD	<u>257/310</u>	Unqualified		Improved	TREXLER	O'NEIL
N	6/1/1985	\$21,250	WD	<u>223/572</u>	Qualified		Improved		

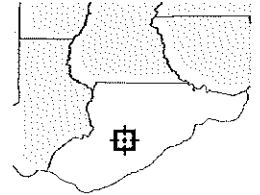
Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Building Value	\$185,469	\$163,437	\$164,588	\$117,805	\$61,961
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$45,000	\$45,000	\$45,000	\$13,500	\$13,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$230,469	\$208,437	\$209,588	\$131,305	\$75,461
Assessed Value	\$211,355	\$208,437	\$209,588	\$131,305	\$75,461
Exempt Value	\$50,000	\$50,000	\$0	\$0	\$75,461
Taxable Value	\$161,355	\$158,437	\$209,588	\$131,305	\$0
Maximum Save Our Homes Portability	\$19,114	\$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.



Overview



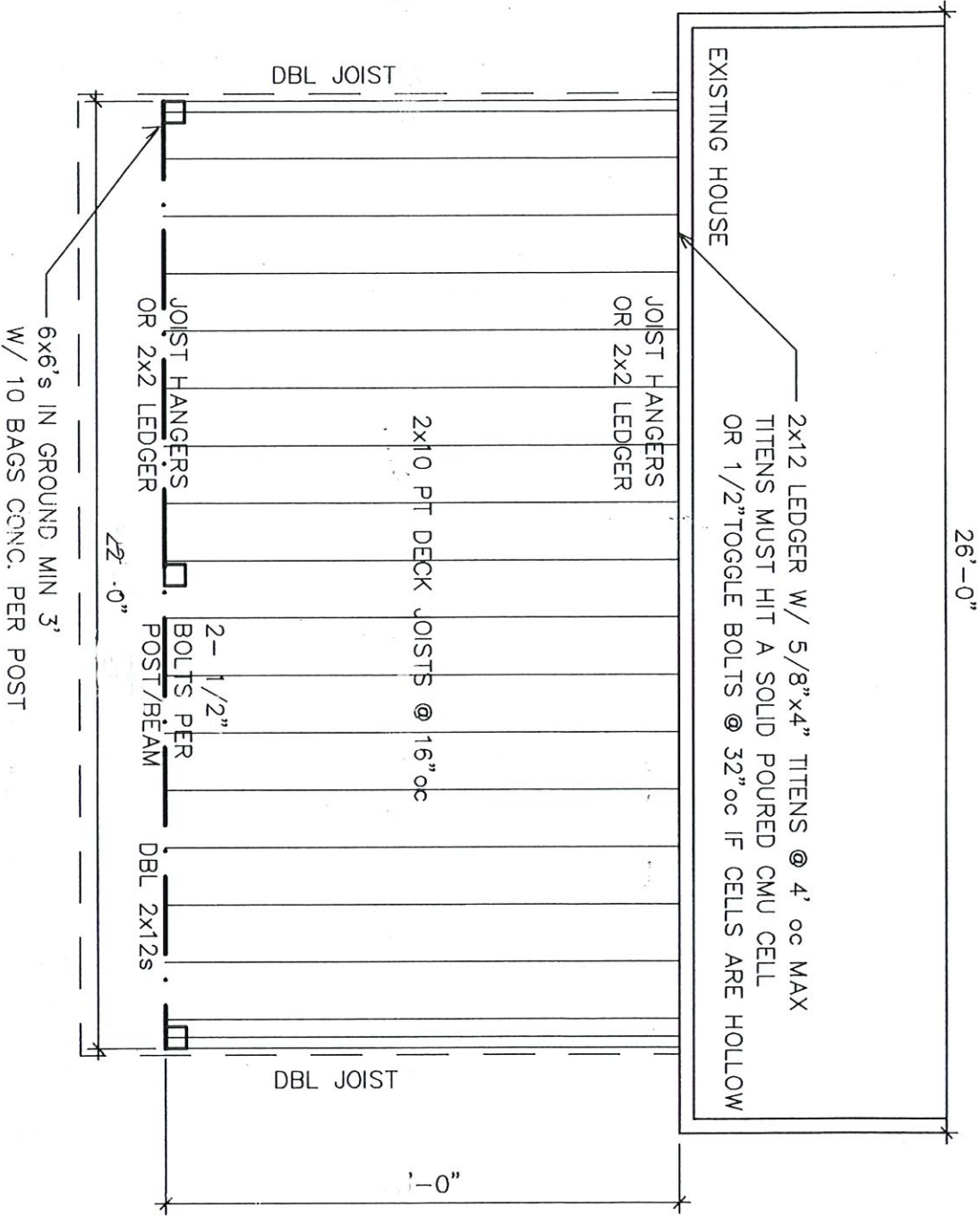
Legend

- Parcels
- Roads
- City Labels

Parcel ID	01-09S-08W-8330-0245-0010	Alternate ID	08W09S01833002450010	Owner Address	HOFFMAN MARSHA MARIE ELLIS &
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAMILY		HOFFMAN BRUCE RICHARD
Property Address	170 21ST AVE.	Acreage	n/a		170 21ST AVE
					APALACHICOLA, FL 32320-1544

District 3
 Brief Tax Description BL 245
 (Note: Not to be used on legal documents)

Date created: 3/3/2022
 Last Data Uploaded: 3/3/2022 8:00:06 AM



PILE / DECK FRAMING
 $\frac{1}{4}'' = 1' - 0''$

26'-0"

EXISTING HOUSE
2x6 LEDGER W/ 1/2"x4" TITENS @ 4' oc MAX
TITENS MUST HIT A SOLID Poured CMU CELL
OR 1/2" TOGGLE BOLTS @ 24" oc IF CELLS ARE HOLLOW

JOIST HANGERS

2x6 RAFTERS @ 24" oc

DBL 2x12s

2- 1/2"
BOLTS PER
POST/BEAM

DBL RAFTER

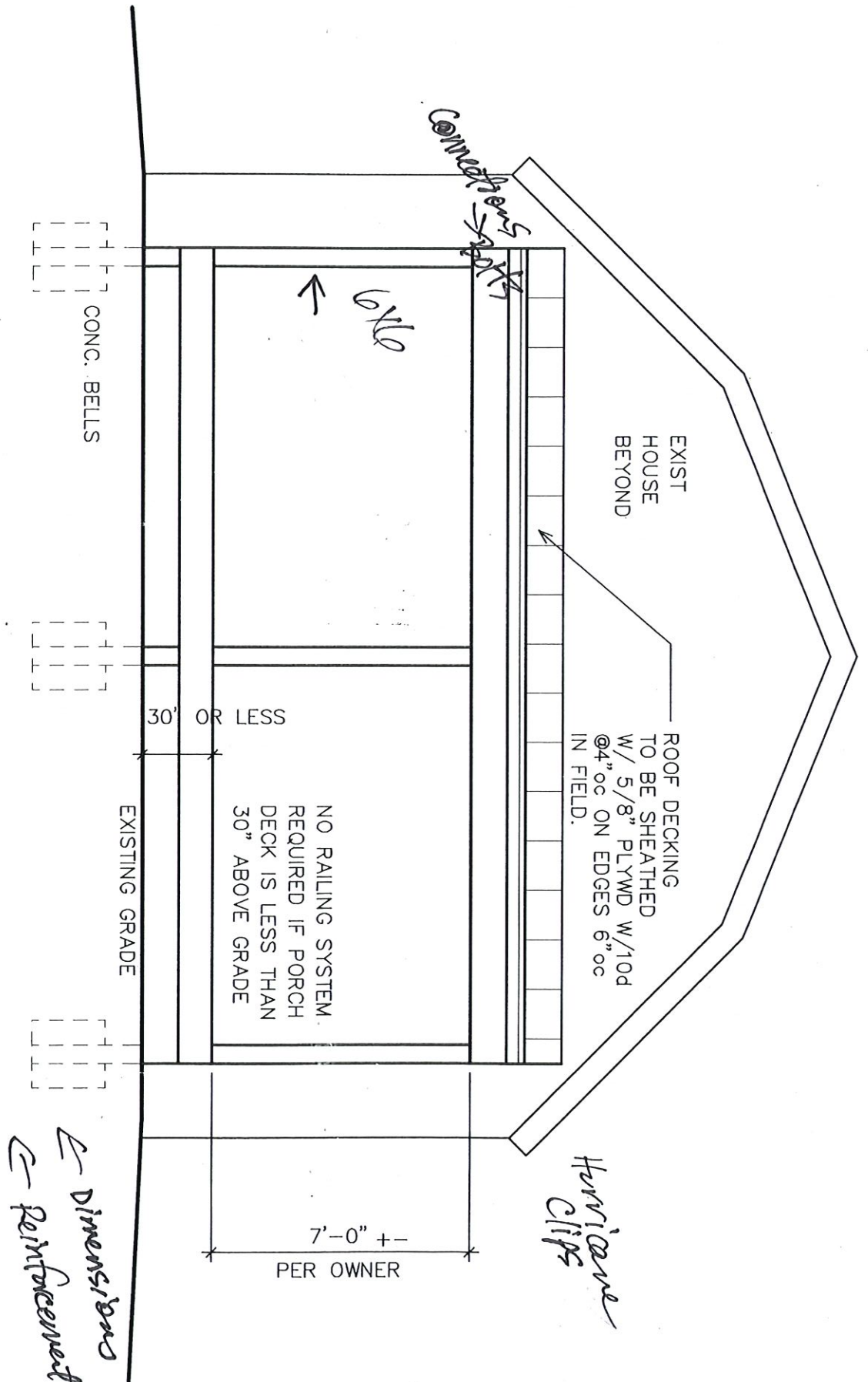
0"

21' 0"

ROOF FRAMING

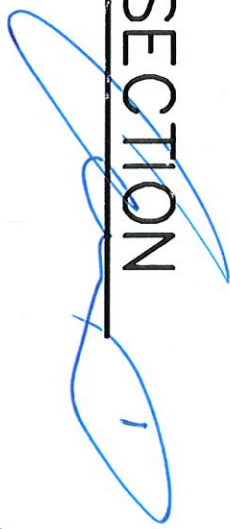
1/4" = 1' -

A-3



NORTH ELEVATION / SECTION

1/4" = 1' - 0"



A-4

*Dimensions
Reinforced*

7'-0" +/-
PER OWNER

*Hurricane
Clips*

EXIST
HOUSE
BEYOND

ROOF DECKING
TO BE SHEATHED
W/ 5/8" PLYWD W/10d
@4"oc ON EDGES 6"oc
IN FIELD.

NO RAILING SYSTEM
REQUIRED IF PORCH
DECK IS LESS THAN
30" ABOVE GRADE

30' OR LESS

EXISTING GRADE

CONC. BELLS

*Corner beams
5x5s*

*Joist
2x4s*



angled roof

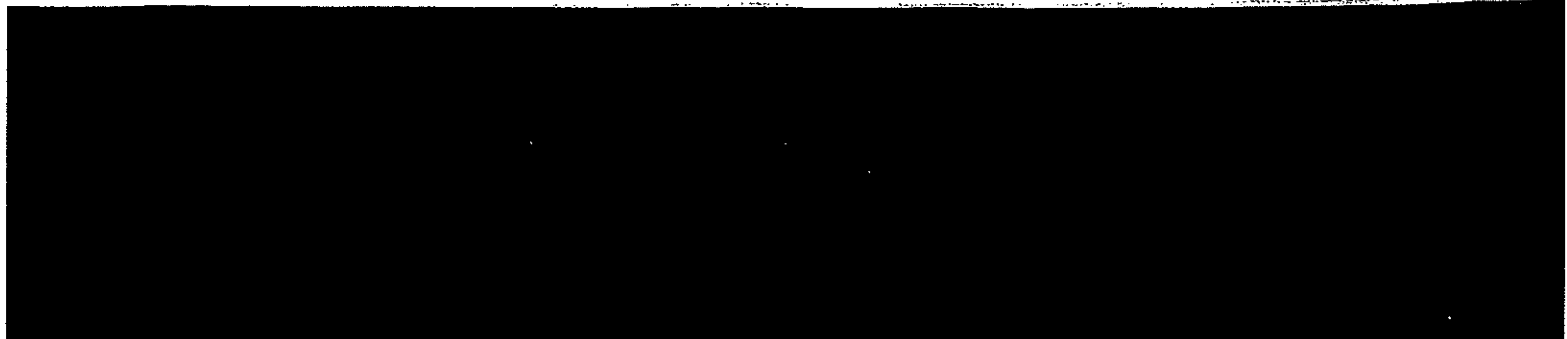


door



steps

Back
of Ho





22ND Ave



89 Main St.

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 Bristin Skites
Address 89 Main St
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)
- Variance
- Other: New Home

PROPERTY INFORMATION:

Street Address: 89 Main St City & State: Apalachicola Zip _____
[] Historic District [Non-Historic District Zoning District: R-2
Parcel #: _____ Block(s) 2.25 acres RR Right of way Lot(s) _____

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.

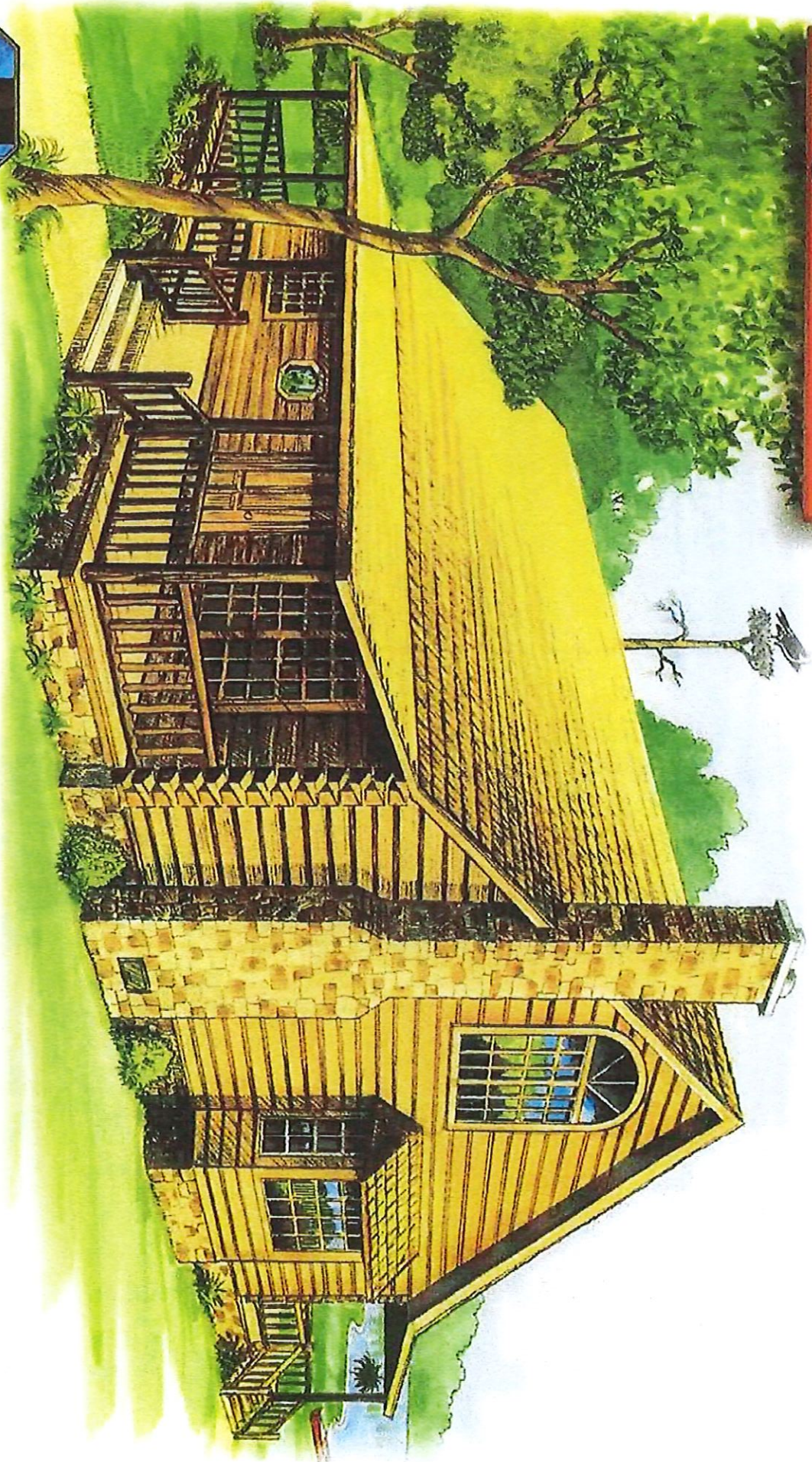
Certificate of Appropriateness Approval:

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
lowens@cityofapalachicola.com

Eagle's Nest



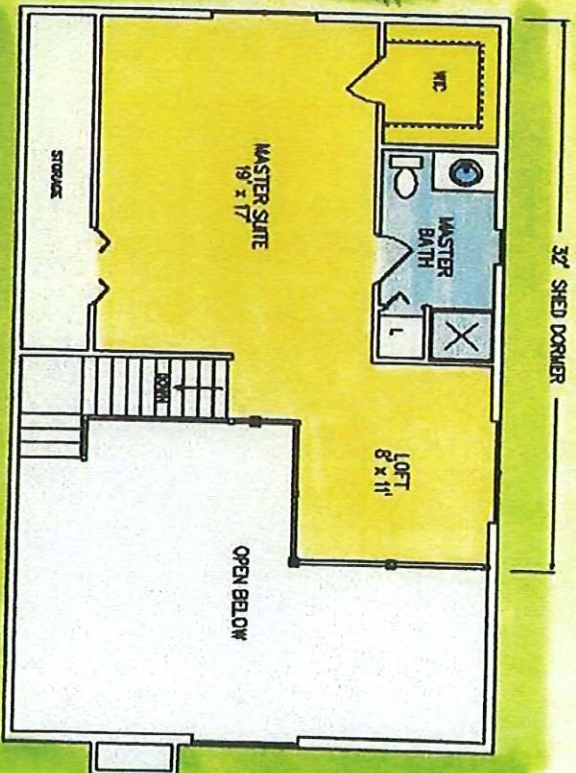
BK
Cypress
LOG HOMES

3 Bedroom - 2 Bath

Schick rendering may vary from actual show

Eagle's Nest

3 Bedroom - 2 Bath



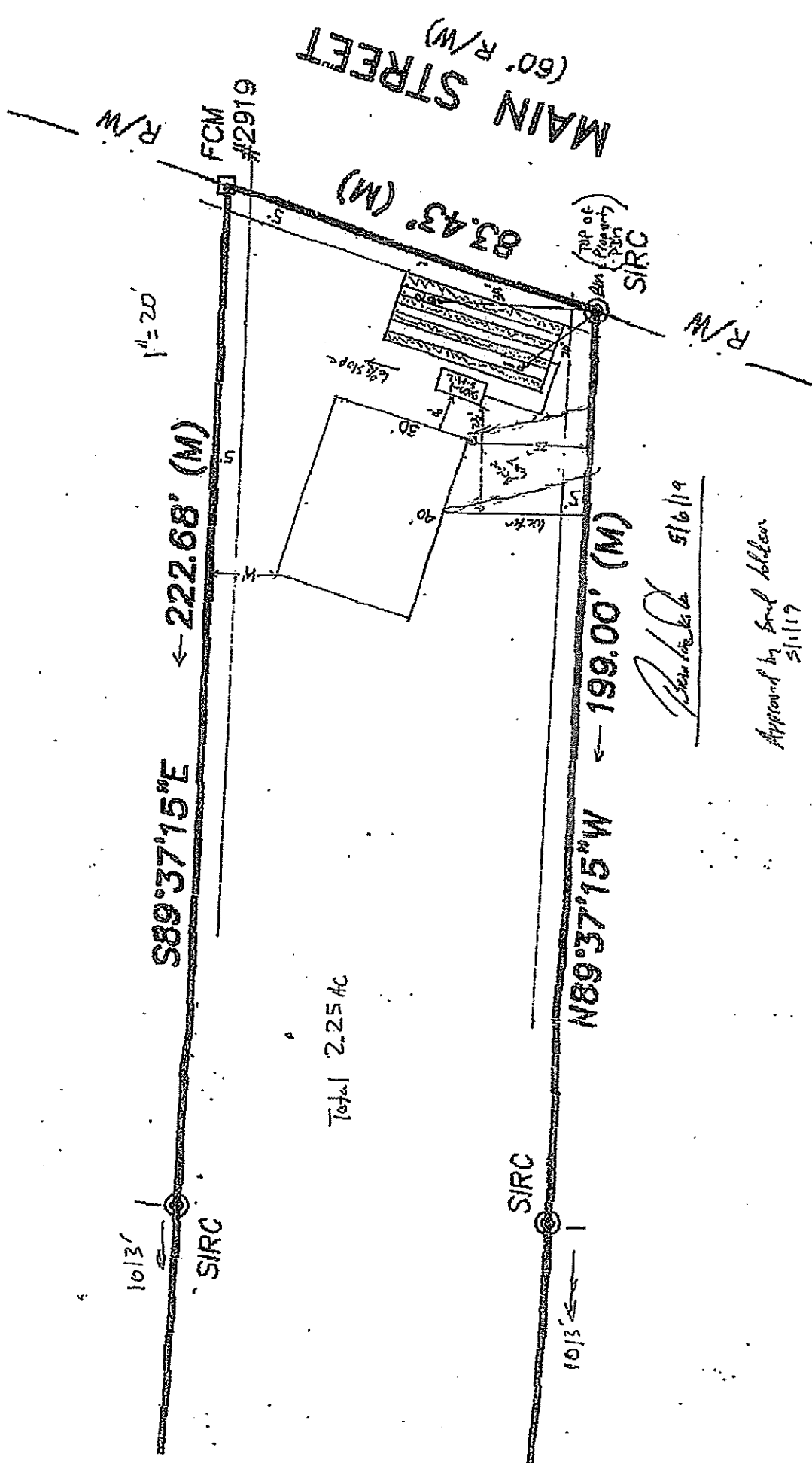
First Floor	1176 sq.ft.
Second Floor	707 sq.ft.
TOTAL	1883 sq.ft.
Porch	672 sq.ft.

Bronson, FL.
1-800-553-1564

www.bkcypress.com



BK
Cypress
LOG HOMES



MAIN STREET
(60° R/W)

S89°37'15"E ← 222.68' (M)

N89°37'15"W ← 199.00' (M)

83.43' (M)

Total 2.25 Ac

Paula 5/16/19

Approved by Paul Holbein
5/11/19

R/W

R/W

SIRC

SIRC

SIRC

1013'

1013'

1" = 20'

FCM #2919

TOP OF
PROPERTY

Left Slope

30°

90°

Left Slope

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

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

DATE: Feb 14, 2022 Permit # _____ Permit Fee _____ (payable to EPCI)

OWNER'S NAME: Brisbin Skiles and Kathy A. Kara Email: skilesbrisbin@talco.com

ADDRESS: P. O. Box 463, 89 MAIN STREET

CITY, STATE & ZIP CODE: Apalachicola, FL 32329 PHONE # 850-890-2799

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

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: STERLING BUSKIRK Email: substantiastructures@aol.com

ADDRESS: P. O. Box 546

CITY, STATE & ZIP CODE: Apalachicola, FL 32329 PHONE # 850-340-0075

STATE LICENSE NUMBER: CGC1507498 COMPETENCY CARD # _____

ADDRESS OF PROJECT: 89 MAIN STREET, Apalachicola, FL 32329

PURPOSE OF PERMIT: Building New Home - Residence

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

PROPERTY PARCEL ID # 01-095-08W-8371-0000-0010-02-707/3001237-731

LEGAL DESCRIPTION OF PROPERTY: 36 8 9 W 3.25 Acres - RR Right of Way

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

BONDING COMPANY: n/a

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: BK Cypress Log Homes 1-800-553-1504

Address: 909 GILBERT ST. BRANSON, FL 32621

MORTGAGE LENDER'S NAME: CAPITAL CITY HOME LOANS - PORT ST JOE, FL

Address: 1000 PANAMA CITY BEACH PARKWAY PANAMA CITY BEACH FL 32407

WATER SYSTEM PROVIDER: CITY OF APALACHICOLA SEWER SYSTEM PROVIDER: - ON SITE - Home conventional

PRIVATE WATER WELL: n/a SEPTIC TANK PERMIT NUMBER: 19-81-1936112

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

PURPOSE OF BUILDING:

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

Distance from property lines: Front 25 Rear 14' L. Side 1,100 Ft.
 R. Side 60 Ft.

Cost of Construction \$ _____ Square Footage 1883'
 EPI _____ Flood Zone N/A Lowest Floor Elevation 4' ABOVE ground
 Area Heated/Cooled 1883' # Of Stories 2 # Of Units 1
 Type of Roof METAL Type of Walls WOOD LOG Type of Floor CERAMIC TILE on plywood
 Extreme Dimensions of: Length 43' Height 25' Width 26'

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.

Sharon K. G. Feb 14, 2022
 Signature of Owner or Agent Date

 Signature of Contractor Date

 Notary as to Owner or Agent
 Date: _____

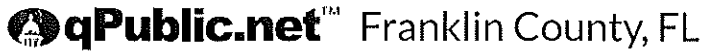
 Notary as to Contractor
 Date: _____

My Commission expires: _____

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

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



Parcel Summary

Parcel ID 01-09S-08W-8371-0000-0010
 Location Address
 Brief Tax Description 36 85 8W 2.25 ACRES RAILROAD RIGHT OF WAY OR/707/300 1237/231
 (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 2.25
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 SKILES BRISBIN MARVIN &
 KANE KATHY ANN
 AS TENANTS IN COMMON
 PO BOX 463
 APALACHICOLA, FL 32329

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC RES	2.25	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	3/7/2019	\$45,000	WD	<u>1237/231</u>	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	INGRAM	SKILES/KANE AS TENANTS IN COMMON
N	8/5/2002	\$1,800	WD	<u>707/300</u>	Unqualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	APALACHICOLA R & R	INGRAM

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	\$40,500	\$40,500	\$11,250	\$11,250	\$11,250
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$40,500	\$40,500	\$11,250	\$11,250	\$11,250
Assessed Value	\$40,500	\$40,500	\$1,849	\$1,681	\$1,528
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$40,500	\$40,500	\$1,849	\$1,681	\$1,528
Maximum Save Our Homes Portability	\$0	\$0	\$9,401	\$9,569	\$9,722

"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-8371-0000-0010	Alternate ID	08W09S01837100000010	Owner Address	SKILES BRISBIN MARVIN &
Sec/Twp/Rng	1-9S-8W	Class	VACANT		KANE KATHY ANN
Property Address		Acreage	2.25		AS TENANTS IN COMMON
					PO BOX 463
					APALACHICOLA, FL 32329-0463
District	3				
Brief Tax Description	36 8S 8W 2.25 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2022
 Last Data Uploaded: 3/3/2022 8:00:06 AM

Developed by  **Schneider**
 GEOSPATIAL