



Planning & Zoning

Workshop + Regular Meeting Agenda Packet

December 12th, 2022

5:30PM & 6:00PM

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
WORKSHOP & REGULAR MEETING
MONDAY, December 12th, 2022
Community Center - 1 Bay Avenue
Agenda

Workshop - Height Ordinance: 5:30 PM

Regular Meeting: 6:00 PM

1. Approval of November 14th, 2022 regular meeting minutes.
2. Review, Discussion and Decision for Shed. **(R-3) @ 449 23rd Avenue.** Block 209, Lots 20-23. For G. Johnson -Owner; Contractor: Stor-Mor Portable Buildings of Crawfordville
3. Review, Discussion and Decision for Deck Addition. **(Historic District) (R-1) @ 66 7th Street,** Block 30, Lot 2. For R. & K. Stead -Owner; Contractor: Construct Group SE Inc.
4. Review, Discussion and Decision for Mobile Home. **(R-3) @ 277 24th Street,** Block 233 Lots 37-40. For D. Crum –Owner; Contractor: F.P. Scott
5. Review, Discussion and Decision for Decking/Walkway. **(Historic District) (R-1) @ 12 6th Street,** Block 26, Lot 3. For R. Dobbie -Owner; Contractor: Poloronis
6. Review, Discussion and Decision for Brick Walkway, Patio, & Gravel Parking. **(Historic District) (O/R) @ 77 14th Street.** Block 86 Lot 7. For J. & L. Hallman; Contractor: N/A
7. Review, Discussion and Decision for Fence & Pool Deck Addition – Pavers/Concrete. **(Historic District) (R-1) @ 127 Avenue B.** Block 44 Lot 1-2. For G. & C. Wilkerson – Owner; Contractor: E. Rodriguez Construction LLC

Other/New Business: **N/A**

Outstanding/Unresolved Issues:

- P&Z board to discuss and make motion to approve or disapprove of Chairman Al Ingle approaching the City Commission for permission for the Planning & Zoning Board to workshop the Historic District Guidelines and consider making them part of the City of Apalachicola Land Development Code.



P&Z Workshop
Height Ordinance

- Background info, ordinance draft attached.

APALACHICOLA CITY COMMISSION
~~REQUEST FOR BOARD ACTION~~
November 8, 2022

SUBJECT: Proposed Ordinance – Enhanced Voting requirements for any Amendment to 35’ height limit.

AGENDA INFORMATION:

1 **Agenda Location:** UNFINISHED BUSINESS
Item Number: 2
Department: City Attorney
Contact:
Presenter: Dan Hartman

BRIEF SUMMARY:

After a series of workshops at which the Commission discussed methods to strengthen/fortify the current 35’ height restriction City wide. A number of alternatives were discussed. The consensus was to increase the voting requirements for amendment of the current height restriction found in the Code applicable to develop in each zoning category. Attached is a draft Ordinance for review that would enhance the vote requirement to 3+1 votes to approve any amendment increasing the allowable height (above 35’) in any zoning category.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Motion to move ahead with First reading of the Ordinance

FUNDING SOURCE:

N/A

ATTACHMENTS: (see attached)

STAFF’S COMMENTS AND RECOMMENDATIONS:

Approve

CITY OF APALACHICOLA

ORDINANCE 2022-02

AN ORDINANCE OF THE CITY OF APALACHICOLA FLORIDA REGARDING VOTING REQUIREMENTS APPLICABLE TO ANY ORDINANCE THAT WOULD INCREASE THE MAXIMUM PERMISSIBLE BUILDING HEIGHT IN ALL ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City recognizes its ongoing obligation to maintain the historic character of the City for the benefit of its citizens. In an effort to maintain this historic character the City has established a maximum permissible height of thirty-five (35) feet in all zoning districts with certain exceptions;

WHEREAS, in order to maintain consistency and in recognition of the importance of such height restrictions to the historic character of the City of Apalachicola, the City desires to enhance the voting requirements applicable to any Ordinance that seeks to increase the maximum permissible height above thirty-five (35) feet in any City Zoning District;

WHEREAS, pursuant to Section 166.041(6), F.S. Florida Municipalities may specify additional requirements for the adoption or enactment of ordinances;

WHEREAS, after public workshops and obtaining citizen input, the Apalachicola City Commission deems it necessary to adopt specific additional requirements for adoption applicable to any future Ordinance that would increase the maximum permissible height above those set forth in Code as of the effective date of this Ordinance.

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF APALACHICOLA, FLORIDA, THE FOLLOWING REVISIONS RELATING TO THE ABOVE REFERENCED ORDINANCE.

- Section 1. Voting Requirements.** The affirmative vote of at least four (4) members of the City Commission shall be required for the approval of any Ordinance increasing the maximum permissible building/structure height over the current height limit of thirty-five (35) feet within any Zoning District described in the Apalachicola Code of Ordinances, Subpart B, Chapter 111, Article III, Division 3, Section 111-267.
- Section 2. Repeal.** All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.
- Section 3. Severability.** If any portion of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.
- Section 4. Effective Date.** This Ordinance shall become effective upon enactment.

This Ordinance was read and adopted on _____, Motion to adopt Ordinance made by
Commissioner _____, second by Commissioner _____.

Voting AYE:

Voting NAY:

FOR THE CITY COMMISSION OF THE
CITY OF APALACHICOLA

ATTEST:

Brenda Ash, Mayor

Deborah Guillotte, City Clerk



P&Z Regular Meeting

Agenda Packet



November 14th 2022

P&Z Minutes

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, November 14th, 2022
Community Center -1 Bay Avenue
Minutes

Regular Meeting: 6:00 pm

Attendance: Al Ingle, Bobby Miller, Jim Bachrach, Joe Taylor, Lee McLemore

1. Approval of October 10th, 2022 regular meeting minutes.
 - **Motion to approve by Jim Bachrach; 2nd by Joe Taylor. All in favor – motion carried.**

2. Review, Discussion and Decision for Pool, Pool Decking, & Covered Porch. **(R-2) @ 250 Prado Street.** Block 2, Lots 7, 8, & 9. For D. & T. Robertson -Owner; Contractor: Forgotten Coast Pools & Self
 - **Motion to approve by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

3. Review, Discussion and Decision for Deck Addition. **(Historic District) (O/R) @ 71 15th Street,** Block 95, Lot 7. For W. Avery -Owner; Contractor: Earl Duggar
 - **Motion to approve by Bobby Miller; 2nd by Joe Taylor. All in favor – motion carried.**

4. Review, Discussion and Decision for Sign. **(Historic District) (R-2) @ 205 17th Street.** For Denton Cove Ltd.–Owner; Contractor: RBK3, LLC.
 - **Discussion on whether the approved site plan for Denton Cove included the 24sqft of lot coverage from the sign structure in their calculations. Also discussed the sign ordinance and whether the structure around the letters is included in the sign – Sec 113-3. – Computations states:**
 - ***(1)Computation of sign area. The area of a sign shall be computed by means of the smallest rectilinear figure (but which shall have a continuous perimeter of not more than eight straight lines) which encompasses all lettering, wording, frame, design or symbols, together with any background and any illuminated part of the sign on which the sign is located, if such background or such illuminated part of the sign***

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, November 14th, 2022
Community Center -1 Bay Avenue
Minutes

is designed as an integral part of and related to the sign. Support and bracing which are not intended as part of the sign and which contain no message, shall be excluded. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction, and the area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.

- **Motion to table until applicant provides an accurate site plan with the lot coverage breakdown shown and legal can give insight into if the sign dimensions include the large surrounding structure by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**
5. **Review, Discussion and Decision for Pavers & Pond Removal. (R-2) @ 270 Acola/135 Bay Colony, Block 5, Lots 7 & 8 + BC Lot 20. For D.& J. Lawrence -Owner; Contractor: Self**
- **Motion to approve the proposed pavers contingent upon legal providing agreement for the shared lot coverage from BC Lot 20 and it being signed by the applicant and provided to staff by Lee McLemore; 2nd by Bobby Miller. All in favor – motion carried.**
 - **Motion to table the removal of the retention pond until a stormwater analysis can be completed and show that the pond is not necessary by Jim Bachrach; 2nd by Joe Taylor. All in favor – motion carried.**
6. **Review, Discussion and Decision for Demolition & New Construction. (R-3) @ 189 25th Avenue. Block 239 Lots 25-30. For Donna Crum – Owner; Contractor: Paul Judson**
- **Motion to approve contingent upon an updated site plan showing where the parcel has been split and provided for staff review of setbacks by Bobby Miller; 2nd by Jim Bachrach. All in favor – motion carried.**

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
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7. Review, Discussion and Decision for Porch/Deck Addition. **(Historic District) (C-2) @ 111 Avenue E.** Block 32 Lot 9. For C. & H. Brocato/Apalachicola Wellness LLC – Owner;
Contractor: Matthew Godwin

- Applicant brought in additional site plan to clarify the lot coverage and conjoined parcels.
- Motion to approve by Bobby Miller; 2nd by Lee McLemore. All in favor – motion carried.

Other/New Business: N/A

Outstanding/Unresolved Issues: **Jim Bachrach** brought up the point that the **Historic Guidelines cannot be currently enforced** and asks that **Al Ingle, Chairman**, speak to the City at the next regular city commission meeting about this.

Motion to adjourn by Jim Bachrach; 2nd by Lee McLemore. All in favor – meeting adjourned.

Minutes Approved:



Date: 15 November 2022



449 23rd Avenue

Shed

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner Gail D. Johnson
Address 449 23rd Avenue
City Apalachicola State FL Zip 32320
Phone (850) 653-5406

CONTRACTOR INFORMATION

Contractors Name: Stor-Mor Portable Buildings of Crawfordville
State License # _____ City License # _____
Email Address _____
Phone (850) 873-0243

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: Storage Shed Placement

PROPERTY INFORMATION:

Street Address: 449 23rd Avenue City & State: Apalachicola, FL Zip: 32320

Historic District Non-Historic District Zoning District: R3

Parcel #: 01-09S-08W-8330-0209-0200 Block(s) 209 Lot(s) 20 Thru 23

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

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 15 Rear: 25 Side: 15/5 Lot Coverage: 90

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

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

Bree Robinson

City Planner & Grant Coordinator

850.323.0985 / brobinson@cityofapalachicola.com

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

Placement of a 10'x20' pre-constructed storage shed constructed of a metal galvalume roof, siding sheating, and plywood flooring on my property for the purpose of storage space.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Stor-Mor Portable Buildings of Crawfordville	Siding Sheating	
Doors			
Windows			
Roofing	Stor-Mor Portable Buildings of Crawfordville	Metal Galvalume	
Trim			
Foundation	Stor-Mor Portable Buildings of Crawfordville	Skids on top of (8) 8"x16"x4" Concrete Pads on top of (8) 8"x8"x16" Cylinder Blocks	
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

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

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

November 15, 2022

DATE


SIGNATURE OF APPLICANT

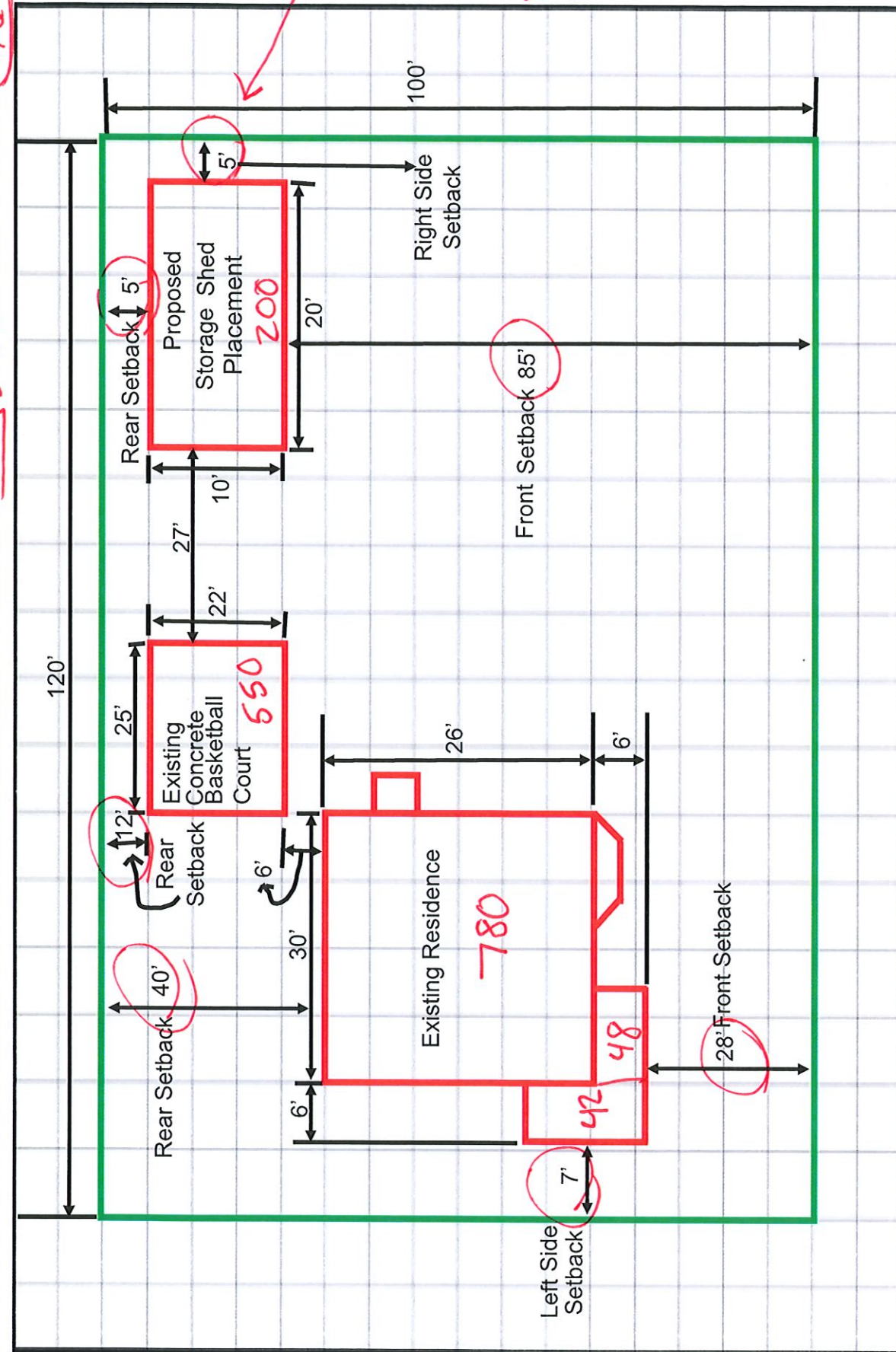
lot = 12,000 sqft allowed 40% = 4,800

current = 780
90

Proposed = 1,420
+ 200
1,620 OK

550 = 1,420

Needs to be 8' to meet setback req. of combined 15'



SITE PLAN: 10'x20' Storage Shed Placement

ZONING DISTRICT: R3

LOCATION: 449 23rd Ave, Greater Apalachicola, FL

FLOOD ZONE: X

PARCEL: 01-09S-08W-8330-0209-0200 BLOCK: 209 LOTS: 20 Thru 23



Existing Residence

Existing Concrete Basketball Court

Proposed Storage Shed Placement

Overview

- Legend**
- Parcels
 - Roads
 - City Labels
 - Sec-Twp-Rng

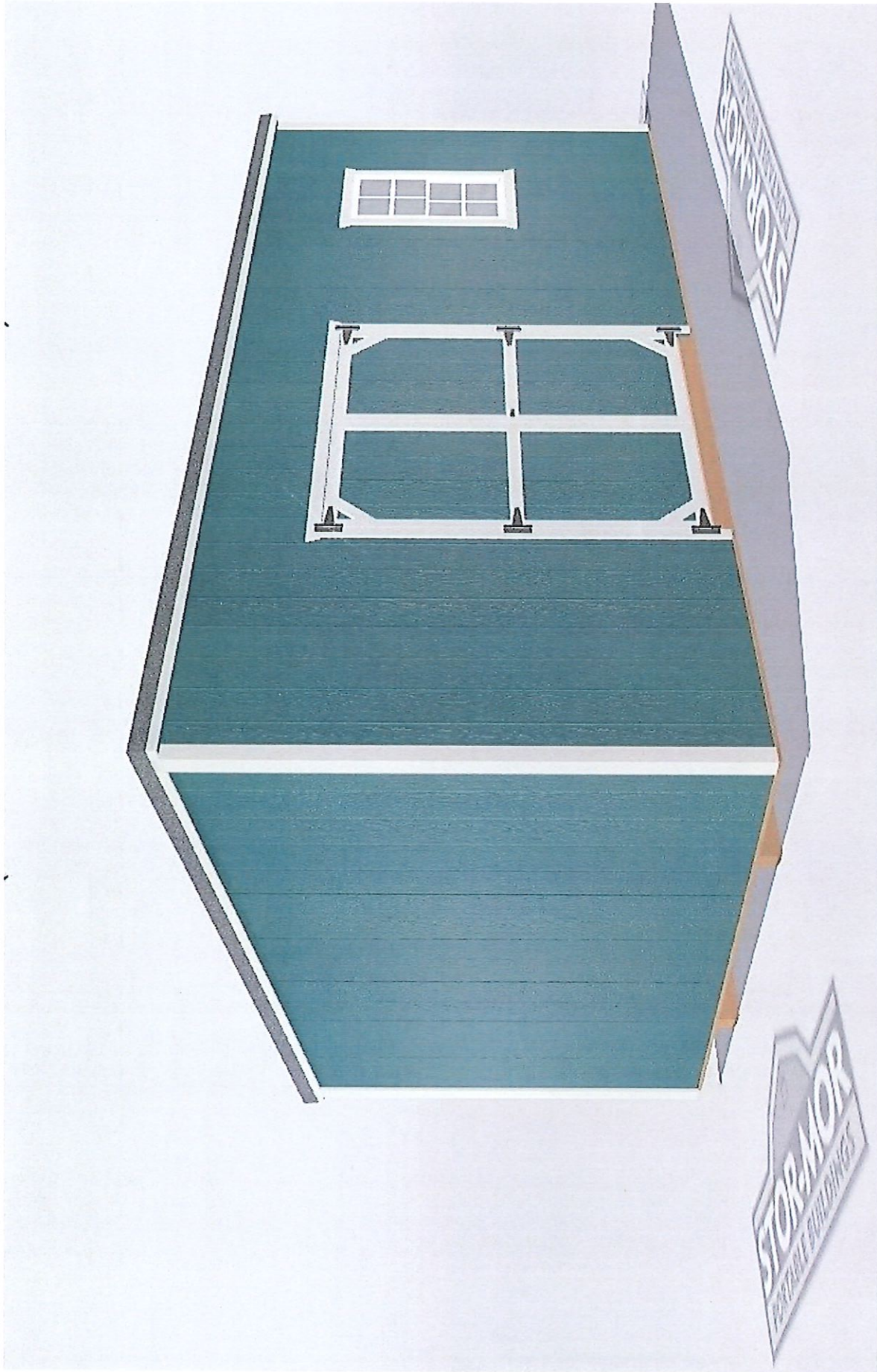
Parcel ID: 01-09S-08W-8330-0209-0200
 Sec/Twp/Rng: 1-9S-8W
 Property Address: 23RD STREET
 District: 3
 Brief Tax Description: BLK 209 LOTS 20 THRU 23
 (Note: Not to be used on legal documents)

Alternate ID: 08W09S01833002090200
 Class: SINGLE FAMILY
 Acreage: n/a

Owner Address: JOHNSON VAN WILLIAM & GAIL D
 PO BOX 145
 APALACHICOLA, FL 32320

Date created: 11/10/2022
 Last Data Uploaded: 11/10/2022 7:58:09 AM
 Developed by: **Schneider** CORPORATION

SITE PLAN (Aerial View): 10'x20' Storage Shed Placement	ZONING DISTRICT: R3
LOCATION: 449 23rd Ave, Greater Apalachicola, FL	FLOOD ZONE: X
PARCEL: 01-09S-08W-8330-0209-0200 BLOCK: 209 LOTS: 20 Thru 23	



10'x20' Storage Shed Rendering



66 7th Street
Deck Addition

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT ONLY

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

Owner: Richard and Karen Elizabeth Ann Stead
 Address: 5 Countryside Green
 City: Nepean Ontario, Canada State: Zip: _____
 Phone: (343) 883.7442

CONTRACTOR INFORMATION

Contractors Name: Construct Group SE Inc **Glen Cornell**
 State License #: CCC1513032 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: **covered deck**
deck

PROPERTY INFORMATION:

Street Address: 68 7th Street City & State: Apalachicola, Florida Zip: 32320
 [x] Historic District [] Non-Historic District Zoning District: **R-1**
 Parcel #: 01-09S-08W-8330-0030-0020 Block(s): 30 Lot(s): 2
 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: **25** Side: **15/7.5** Lot Coverage: **40%**
 Water Available: _____ Sewer Available: _____ Taps Paid: _____

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

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

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

Bree Robinson
 Grant Coordinator & City Planner
 City of Apalachicola
 o: 850-323-0985
 brobinson@cityofapalachicola.com

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

Addition of a 15' x 17' deck that will be covered and an 11' x 13' deck that will not be covered

255 ft²

143 ft²

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	Nichia	Cement siding	
Doors			
Windows			
Roofing	GAF	Asphalt Shingles	
Trim	Nichia	Genious Trim	
Foundation	Wood	Per engineering	
Shutters	N/A		
Porch/Deck	Pressure Treated material	Per engineering	
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

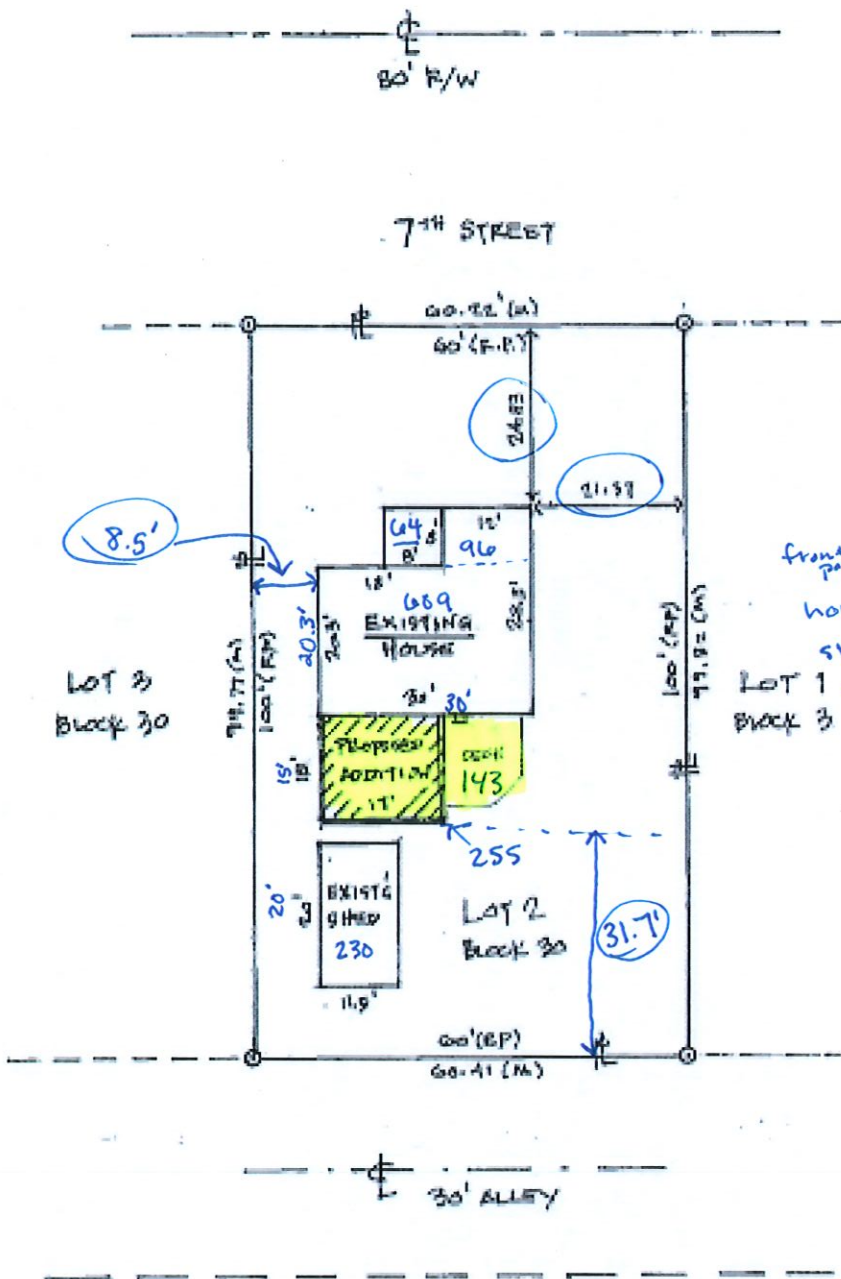
By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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

11/21/22

DATE


SIGNATURE OF APPLICANT



Lot Size:
 $60 \times 100 = 6,000 \text{ ft}^2$
 allowed 4% = 2,400 ft²

	<u>Existing:</u>	<u>Proposed:</u>
front porch	64 ft ²	255 ft ²
house	705 ft ²	143 ft ²
shed	230 ft ²	
LOT 1 Block 3	<u>999 ft²</u>	<u>398 ft²</u>

total: 1,397 ft²
 OK ✓ BER

Setbacks:
 OK ✓ BER



SITE PLAN

SCALE 1" = 20'

DATA PER RODDENBERRY SURVEY 1.15.04
 WITH UPDATED SHED REPLACEMENT LOCATION



277 24th Street

Mobile Home

550.653-7256
Roxanna.

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION		Official Use Only Application # _____ City Representative _____ Date Received _____
OWNER INFORMATION		CONTRACTOR INFORMATION
Owner: <u>Dona and Melissa</u> Address: <u>277 24th Avenue Crum</u> City: <u>Apalachicola</u> State <u>FL</u> Zip <u>32326</u> Phone: <u>(850) 443-0172</u>		Contractors Name: <u>F. P. COFF</u> State License # <u>11111025147</u> City License # _____ Email Address _____ Phone: <u>(850) 528 6993</u>
Approval Type: <input type="checkbox"/> Staff Approval Date: _____ <input type="checkbox"/> Board Approval <input type="checkbox"/> Board Denial Date: _____ *Reason for Denial: _____		
PROJECT TYPE		
<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition		<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Yardwork <input checked="" type="checkbox"/> Other: <u>Mobile Home</u>
PROPERTY INFORMATION: Street Address: <u>277 24th Ave</u> City & State: <u>Apalachicola FL</u> Zip: <u>32326</u> <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> Non-Historic District Zoning District: <u>R-3</u> Parcel #: _____ Block(s): <u>233</u> Lot(s): <u>37-40</u> FEMA Flood Zone/Panel #: _____ (For AE, AO, AH or VE Please complete attached Flood Application)		
OFFICIAL USE ONLY		
Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>15/5</u> Lot Coverage: <u>40</u> Water Available: _____ Sewer Available: _____ Taps Paid: _____		This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board

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

Bree Robinson

City Planner

850.323.0985 / brobinson@cityofapalachicola.com

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

Add mobile home to property

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



Property Search

You are here: Franklin County > Property Search

Parcel 01-09S-08W-8330-0233-0370

Owners

CRUM DONNA MELISSA
LINDSEY DONNA LYNN
DONNA LYNN LINDSEY
P.O. BOX 642
APALACHICOLA, FL 32320

Parcel Summary

Location	277 24TH AVE 32320
Use Code	000000: VACANT
Tax District	3: CITY OF APALACHICOLA
Section	1
Township	9S
Range	8W



Click map to navigate

Go to full page interactive GIS

Drag corner down to resize

Keyline Description

BL 233 LOTS 37-38-39-40
OR/151/374 OR/163/45
OR 175/411 286/220 324/197
579/763 618/223 618/224
645/226 647/179 1044/779

currently vacant

100' x 120' lot

Value History

	2022	2021	2020	2019	2018	2017	2016
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$30,600	\$47,400	\$24,000	\$24,000	\$18,000	\$18,000	\$18,000
Taxable Value	\$26,354	\$23,958	\$21,780	\$19,800	\$18,000	\$18,000	\$18,000
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$26,354	\$23,958	\$21,780	\$19,800	\$18,000	\$18,000	\$18,000
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
1044/0779	2011-09-12	Quit Claim Deed	Vacant	\$100	Grantor: CRUM Grantee: CRUM/LINDSEY	
0647/0179	2000-09-06	Warranty Deed	Improved	\$20,000	Grantor: GAY Grantee: LASHLEY & FRYE	
.....	Grantor: FFDRAI HOME LOAN MORTGAGE CORPORATION	

Original Record	Date	Warranty Deed Type	Improved Y/I	\$12,500 Decl Value	Grantee: GAY Ownership	Red Flag
0618/0224	1999-05-28	Quit Claim Deed	Improved	\$46,500	Grantor: MCCLAIN JERRY J Grantee: COMMERCIAL CREDIT	
0579/0763	1997-07-09	Warranty Deed	Improved	\$28,000	Grantor: MCCLAIN ANNA M Grantee: MCCLAIN JERRY J	
0175/0411	1981-03-01	Warranty Deed	Improved	\$10,800		

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Total Adj	Value	Notes
000155	SFR GREATER APALACH		.00	.00	120.00	FE	0.00	1.00	\$30,600	

TRIM Notices

Not found for this property.

Disclaimer

All parcel data on this page is for use by the Franklin County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Franklin County Assessor's Office as of November 22, 2022.

Welcome Message

Welcome to the Franklin County Property Appraisers website. This site has been prepared as a public service to give you an overview of the purpose and responsibilities of the Property Appraiser's Office. Public Records Request Information

[➔ Read More](#)

Contact Info

33 Market Street Suite 101

Apalachicola, Florida 32320

Phone: 850-653-9236 | Fax: 850-653-1861

[➔ rmskipperfcpa@yahoo.com](mailto:rmskipperfcpa@yahoo.com)

Office Hours: M-F 8:30 AM - 4:30 PM

[➔ Send us a Message](#)

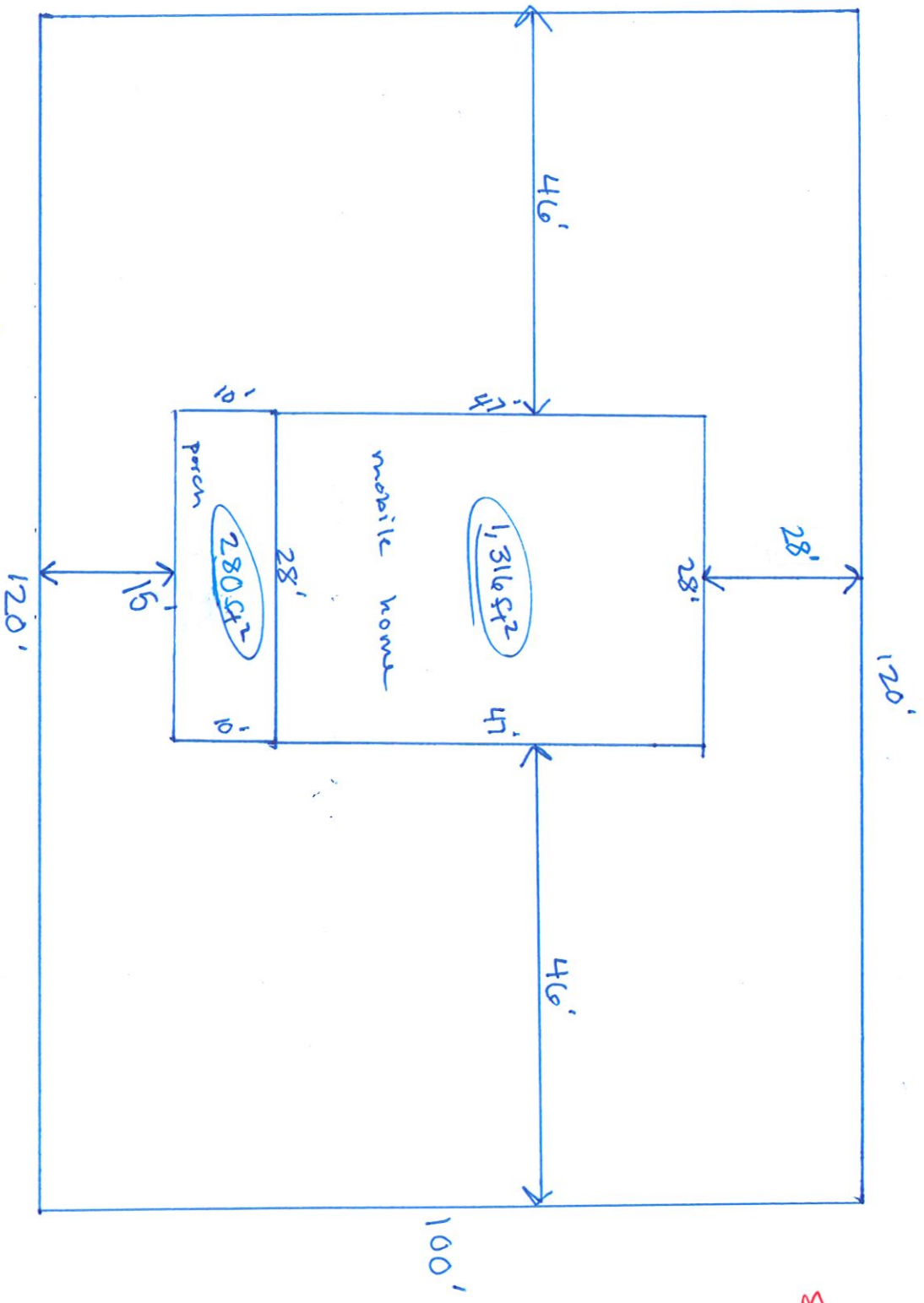
News Update

[➔ Notice of website changes](#)

[➔ Notice of trim](#)

277 24th Ave
 Mobile Home Placement
 (Net to Seaw)

Allery



lot coverage: 12,000 ft²
 allowed: 4,800 ft²
 proposed: 1,596 ft²

OK ✓
 BR

Setbacks

OK ✓

BR

24th Ave

State of Florida
DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

TALLAHASSEE, FLORIDA 32399-0500

AFFIDAVIT
State of Florida

County of FRANKLIN

The undersigned member of the Department of Highway Safety and Motor Vehicles, has inspected the motor vehicle described below and found the following conditions exist.

From the title or registration of the state or country of _____ TITLE #

 1997 PALH HS PH099826A
 YEAR MAKE BODY VIN

This Motor Vehicle's 5 Digit or 6 Digit ODOMETER now reads EXE MPT . XX (No tenths).
 Actual Mileage Not Actual Mileage Kilometers Miles

The PUBLIC VIN PH099826A

The SAFETY CERTIFICATION VIN label was was not available.

A SECONDARY VIN was verified was not verified is illegible was not found.

Major Component Part:

..... NA

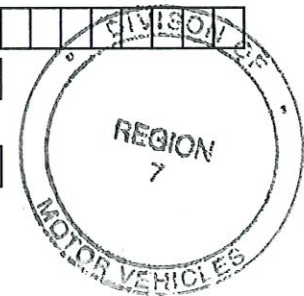
..... NA

The title indicates REBUILT VEHICLE.

The assigned REBUILT VIN is NA

Decal Audit # NA

A REPLACEMENT VIN plate / decal is is not attached.
 Enter "A" (Audit) / FLA / FLT and assigned # NA



Were U.S. Customs Forms Verified? Yes No

A REPLACEMENT VIN decal is needed is not needed.

A CORRECTED TITLE is needed is not needed.

NICB CHECK -- Yes No

This vehicle appears to be a

COMMENTS: This is a 1997 Palm Harbor Mobile Home- VIN: PH099826A. No title available, verified HUD decal number FLA620924 and datasheet.

FOR MOBILE HOME USE MEASURED
 WITH WITHOUT TONGUE
 13'4" / 44' /
 Width x Length

ANY ADDITIONS, ALTERATIONS OR CHANGES MADE TO THIS FORM WILL CAUSE IT TO BE VOID. IF YOU SHOULD HAVE ANY QUESTIONS OR REQUIRE FURTHER ASSISTANCE, CONTACT THE OFFICE LISTED BELOW.

UNDER PENALTY OF PERJURY, I DECLARE THAT I HAVE READ THE FORGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE

SIGNED: Les Adams
 COMPLIANCE EXAMINER/TROOPER
 LESA ADAMS
 PRINT NAME

10/13/17
 DATE

DHSMV
 6030 COUNTY ROAD 2321
 PANAMA CITY, FL 32404



12 6th Street
Decking/Walkway

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner: <u>Robert Dobbie</u>	Contractors Name: <u>Tim Palaronis Builder</u>
Address: <u>6th No 12</u>	State License #: <u>PL-0066882</u> City License #: <u>04-204</u>
City: <u>Apalachicola</u> State: <u>Fla</u> Zip: <u>32320</u>	Email Address: <u>D.Palaronis AT Yahoo.GON</u>
Phone: <u>(256) 348 5682</u>	Phone: <u>(850) 653 6612</u> <u>850-653-6130</u>

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

*Reason for Denial: _____

PROJECT TYPE

<input checked="" type="checkbox"/> New Construction <u>—walkway</u> <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"/> Yardwork <input type="checkbox"/> Other _____
---	--

PROPERTY INFORMATION:

Street Address: 6th Street No 12 City & State: Apalachicola Fla Zip: 32320

Historic District Non-Historic District

Zoning District: R-1 ~~X-0.2%~~ Historic District

Parcel #: _____ Block(s): 26 Lot(s): 93

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

OFFICIAL USE ONLY

Setback requirement of Property: Front: <u>15</u> Rear: <u>25</u> Side: <u>5</u> Lot Coverage: <u>40%</u> Water Available: <input checked="" type="checkbox"/> Sewer Available: <input checked="" type="checkbox"/> Taps Paid: <input checked="" type="checkbox"/>	This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval: Chairperson, Apalachicola Planning & Zoning Board
--	--

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

Bree Robinson
City Planner
850.323.0985 / brobinson@cityofapalachicola.com

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

Build a walkway From Back Door of House To the Door of the Shed. The project is 5' x 26' Buildout of wood (covered with wire trellace and wood for vines)

Project Scope	Manufacturer	Product Description	RL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck ✓		wood	
Fencing			
Driveways/Sidewalks		wood	
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:

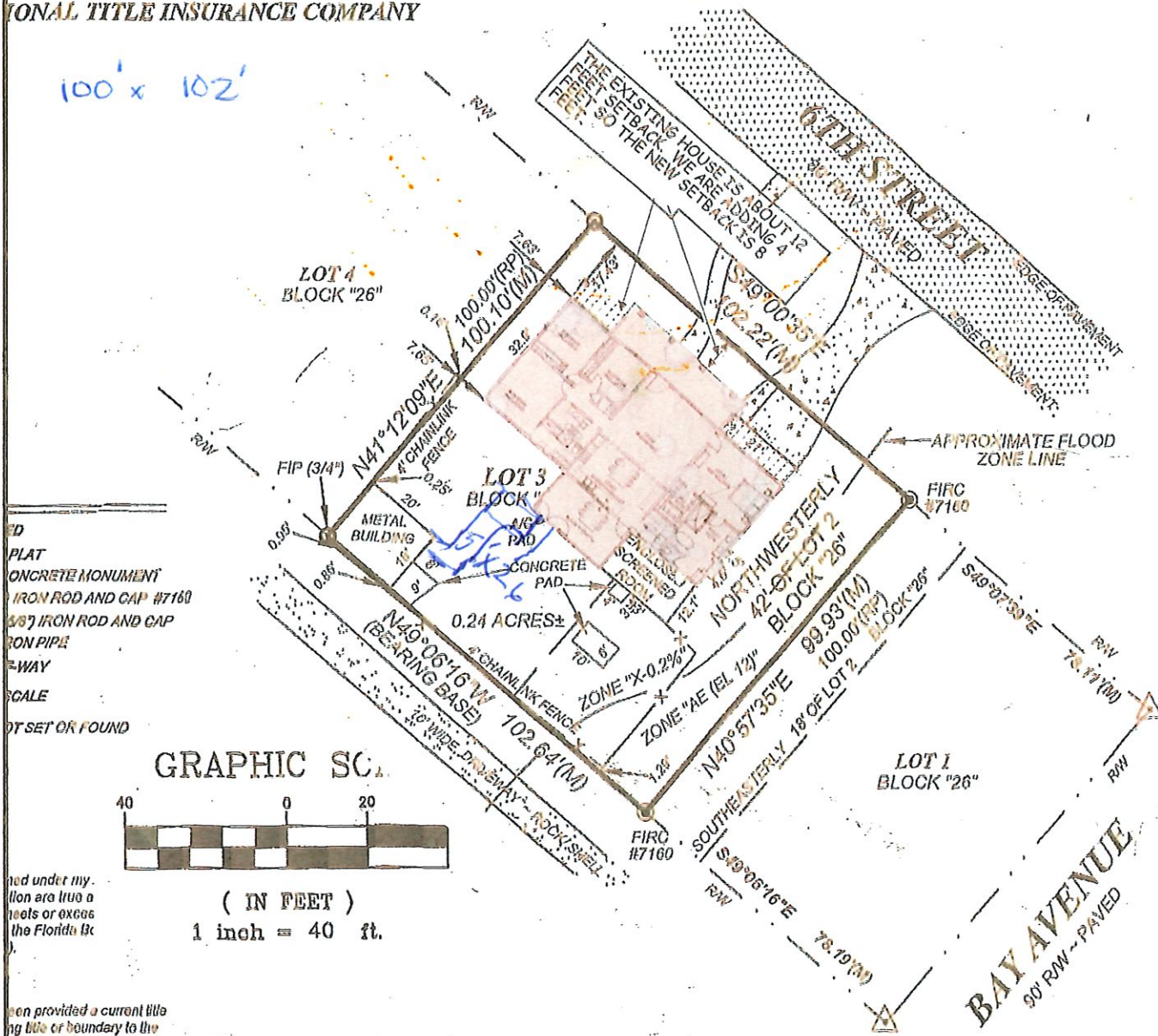
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development 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.
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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.
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9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

11/22/22
DATE

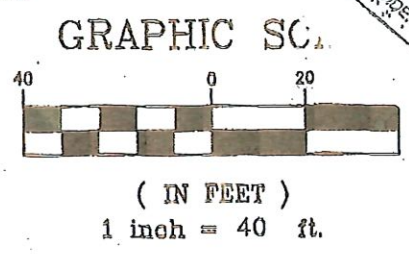
Tom Polowinski
SIGNATURE OF APPLICANT

SURVEY CERTIFIED TO:
BOBBIE and CARLENE MAREE DOBBIE,
THE GROUP, LLC.,
NATIONAL TITLE INSURANCE COMPANY

100' x 102'



ED
 PLAT
 CONCRETE MONUMENT
 IRON ROD AND CAP #7160
 1/2" IRON ROD AND CAP
 IRON PIPE
 2-WAY
 SCALE
 NOT SET OR FOUND



...ed under my.
 ...llon area livo a
 ...eets or exces
 ...the Florida lxc
)
 ...en provided a current title
 ...ng title of boundary to the
 ...are douds of records,
 ...per instruimnts which could affect

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X-0.2%" and "AE (EL 12)"
 as per Flood Insurance Rate Map Community Panel No: 120089 0526F
 Index date: February 5, 2014, Franklin County, Florida.

**AFTER
 PROPOSED PORCH**

23 MAY 2018

george coon inc

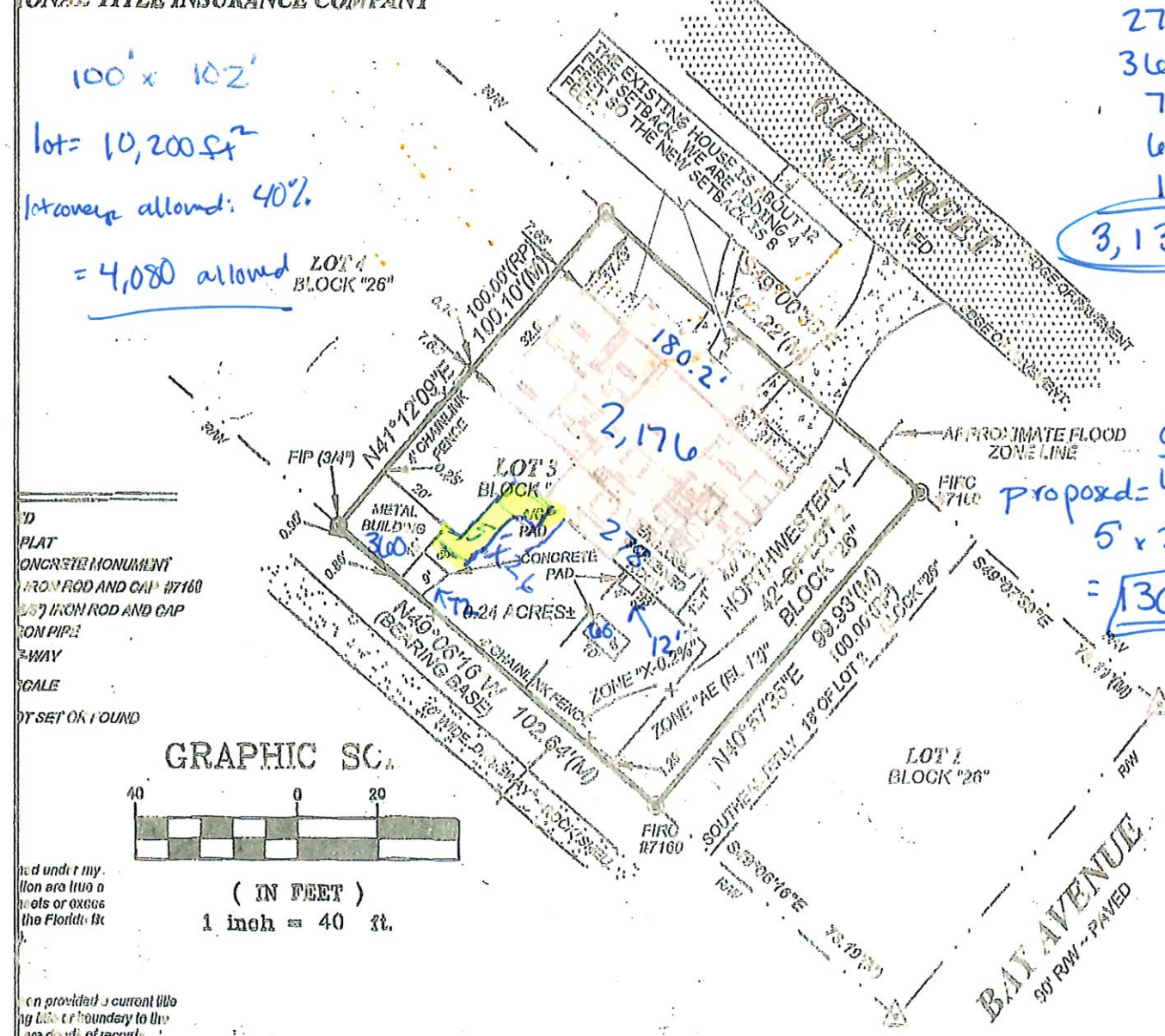
residential . planning . design

AO

SURVEY CERTIFIED TO:
OBIE and CARLENE MARIE DODDIE,
 & GROUP, LLC,
 TIONAL TITLE INSURANCE COMPANY

current home 2,176
 180
 278
 360
 72
 60
 12
 3,138

100' x 102'
 lot = 10,200 sq ft
 lot coverage allowed: 40%
 = 4,080 allowed



OK
 Proposed = lot coverage
 5 x 26
 = 130'

FLOOD ZONE INFORMATION:

Subject property is located in Zones "X-0.2%" and "AE (EL. 12)"
 as per Flood Insurance Rate Map Community Panel No: 120089 0526F
 Index date: February 5, 2014, Franklin County, Florida.

**AFTER
 PROPOSED PORCH**

23 MAY 2018

george coon inc

residential . planning . design

AO



77 14th Street

Brick Walkway, Patio, & Gravel Parking

CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

RECEIVED
 11/22/20

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner JOHN & LAURIE HALLMAN
 Address 77 14TH ST.
 City APALACHICOLA State FL Zip 32320
 Phone (386) 679-8479

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: BRICK WALKWAY & PATIO
GRAVEL PARKING PAID ON CITY
RIGHT OF WAY

PROPERTY INFORMATION:

Street Address: 77 14TH ST. City & State APALACHICOLA, FLORIDA Zip 32320
 Historic District Non-Historic District Zoning District O/R
 Parcel #: 01-095-08W-8330-0086-0060 Block(s) 86 Lot(s) 7

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.

Bree Robinson

City Planner & Grant Coordinator

850.323.0985 / brobinson@cityofapalachicola.com

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

1. CONSTRUCTION OF A BRICK WALKWAY & PATIO COVERING 441 SQ. FT. IN TOTAL. BRICK WILL BE SOLID USED BRICK SET ON A SAND BASE. TOTAL LOT COVERAGE INCLUDING THE HOUSE WILL BE 55.5% OR 1332 SQ. FT. THE HOUSE INCLUDING PORCHES IS 891 SQ. FT.
2. PERMISSION TO CONSTRUCT A GRAVEL ^{BASE} PAD FOR PARKING ON CITY RIGHT-OF-WAY 12 x 40 FT.

of total allowed coverage

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks	USED BRICK	TERRA COTTA COLOR	
Other PARKING PAD		LIMESTONE GRAVEL & BASE	

CERTIFICATION

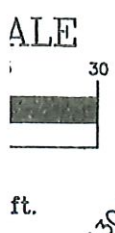
By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.
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9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for Electrical, Plumbing, Mechanical, and Roofing Work.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

11-22-2022

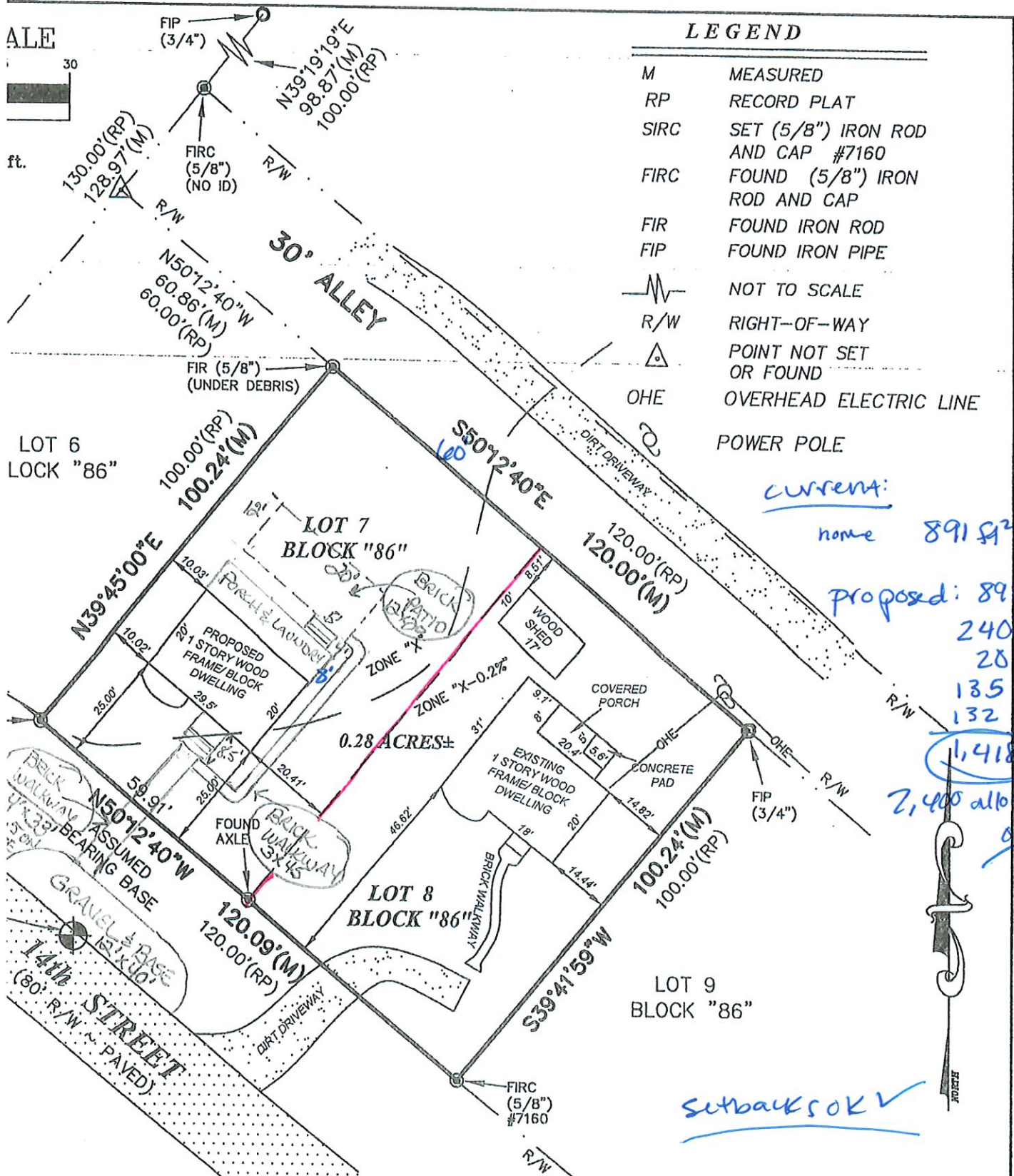
DATE

John A. Hallman
SIGNATURE OF APPLICANT



LEGEND

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



current:
 home 891 sq'
 proposed: 891
 240
 20
 135
 132
 1,418
 2,400 allowed
 OK ✓

Subback OK ✓

N:
 % as per
 20089 0526F
 ida.



Thurman Roddenberry & Associates, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
 LB # 7160

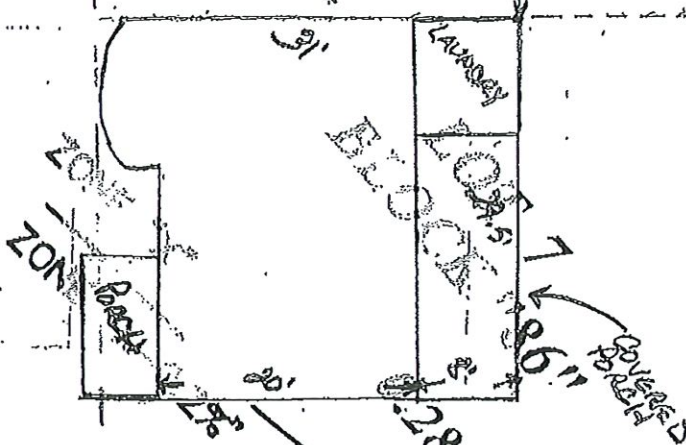
DATE: 03/24/21	DRAWN BY: BB	N.B.645 PG.40	COUNTY: Franklin
FILE: 21185.DWG	DATE OF LAST FIELD WORK: 03/23/21	CHECKED BY:	JOB NUMBER: 21-185

HWY 98

N39°45'00"E 100.24'(M)

N50°12'40"W
ASSUMED
BEARING BASE

59.91'



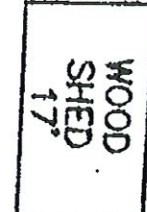
COVERED PORCH



0.28 ACRES

RELOCATED
HOUSE

10' 8.51'



46.62'
BLOCK 8
LOT 8
86'x86'

1 STORY WOOD
FRAME DWELLING

9.1'

20.4'

5.6'

14.82'

COVERED PORCH

CONCRETE PAD

BRICK WALKWAY

18'

20'

14.44'

DRIVEWAY

14th St

S39°41'59"W 100.24'(M)

100.00'(RP)

SIRC (5)



127 Avenue B

Fence & Pool Deck Addition (Pavers)

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

-HISTORIC DISTRICT ONLY-

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

Owner: George & Connie Wilkerson
Address: 127 Avenue B
City: Apalachicola State: FL Zip: 32520
Phone: (501) 993-0901

CONTRACTOR INFORMATION

Contractors Name: Erin Rodriguez Const., LLC
State License # CGC1521107 City License # 07-031
Email Address: erin@erconstructionllc.com
Phone: (850) 323.1601

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

*Reason for Denial _____

PROJECT TYPE

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

- Fence
- Repair (Extensive)
- Variance
- Other: Pool Deck Modification

PROPERTY INFORMATION:

Street Address: 127 Avenue B City & State: Apalachicola, FL Zip: 32520
 Historic District Non-Historic District Zoning District: R-1
Parcel #: 0-095-08W-8330-004A-0010 Block(s): 44 Lot(s): 1, 2, SE 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: 15 Rear: 25 Side: 15/3 Lot Coverage: 40%
Water Available: _____ Sewer Available: _____ Taps Paid _____

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

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

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

- Fencing: Construct new, "Shadow-Box" style 4ft. fence along 10th Street Boundary Line (SEE Attached Site Plan dated 10.26.22 and Landscaping Plan dated 8.11.22, as well as picture showing sample fence design)
Repair/Replace existing privacy fence line located along Alley Boundary line with new, "Shadow-Box" style 6ft. fence (SEE Above referenced Attachment)
- Pool Deck: Expand existing pool deck toward Alley Boundary and North Boundary. (SEE Above referenced Attachment.)

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	N/A	N/A	N/A
	N/A	N/A	N/A
Doors	N/A	N/A	N/A
	N/A	N/A	N/A
Windows	N/A	N/A	N/A
	N/A	N/A	N/A
Roofing	N/A	N/A	N/A
	N/A	N/A	N/A
Trim	N/A	N/A	N/A
	N/A	N/A	N/A
Foundation	N/A	N/A	N/A
	N/A	N/A	N/A
Shutters	N/A	N/A	N/A
	N/A	N/A	N/A
Porch/Deck	N/A	N/A	N/A
	N/A	N/A	N/A
Fencing	Custom Built On-Site	Wood, "Shadow-Box" Style 6ft. along Alley 4ft. along 10 th Street	N/A
	N/A	N/A	N/A
Driveways/Sidewalks	N/A	N/A	N/A
	N/A	N/A	N/A
Other	Custom Built On-Site	Pool Deck Pavers	N/A
	N/A	N/A	N/A

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.
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11.18.22
DATE


SIGNATURE OF APPLICANT

Original!

Wilkerson - 127 Avenue B, Apalachicola
Original/Approved Architectural Site Plan
showing garage and relocated pad.
Garage not constructed and pool
not relocated.



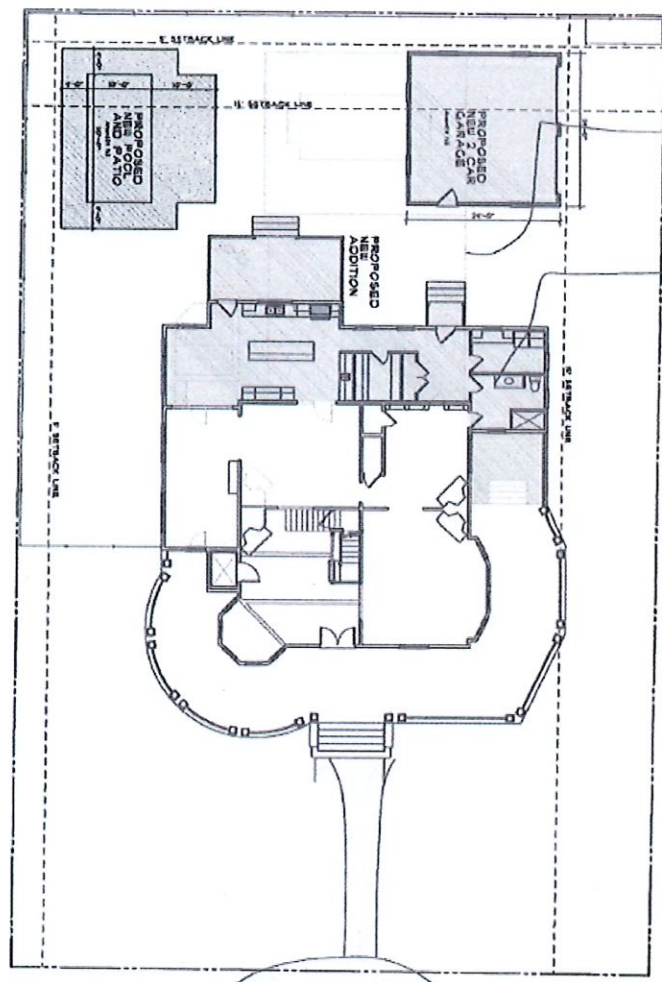
Total Lot Coverage: 5,711 sq. ft.
Allowable Lot Coverage: 5,976 sq. ft.

11.18.22
Pg. 1 of 4

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	PROPOSED DRIVE AND PATIO	1,200	21.00
2	PROPOSED GARAGE	1,500	26.44
3	PROPOSED ADDITION	3,011	52.56
4	EXISTING DRIVE AND PATIO	1,000	17.51
5	EXISTING GARAGE	1,000	17.51
6	EXISTING ADDITION	1,000	17.51
7	EXISTING DRIVE AND PATIO	1,000	17.51
8	EXISTING GARAGE	1,000	17.51
9	EXISTING ADDITION	1,000	17.51
10	EXISTING DRIVE AND PATIO	1,000	17.51
11	EXISTING GARAGE	1,000	17.51
12	EXISTING ADDITION	1,000	17.51
13	EXISTING DRIVE AND PATIO	1,000	17.51
14	EXISTING GARAGE	1,000	17.51
15	EXISTING ADDITION	1,000	17.51
16	EXISTING DRIVE AND PATIO	1,000	17.51
17	EXISTING GARAGE	1,000	17.51
18	EXISTING ADDITION	1,000	17.51
19	EXISTING DRIVE AND PATIO	1,000	17.51
20	EXISTING GARAGE	1,000	17.51
21	EXISTING ADDITION	1,000	17.51
22	EXISTING DRIVE AND PATIO	1,000	17.51
23	EXISTING GARAGE	1,000	17.51
24	EXISTING ADDITION	1,000	17.51
25	EXISTING DRIVE AND PATIO	1,000	17.51
26	EXISTING GARAGE	1,000	17.51
27	EXISTING ADDITION	1,000	17.51
28	EXISTING DRIVE AND PATIO	1,000	17.51
29	EXISTING GARAGE	1,000	17.51
30	EXISTING ADDITION	1,000	17.51
31	EXISTING DRIVE AND PATIO	1,000	17.51
32	EXISTING GARAGE	1,000	17.51
33	EXISTING ADDITION	1,000	17.51
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53	EXISTING GARAGE	1,000	17.51
54	EXISTING ADDITION	1,000	17.51
55	EXISTING DRIVE AND PATIO	1,000	17.51
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93	EXISTING ADDITION	1,000	17.51
94	EXISTING DRIVE AND PATIO	1,000	17.51
95	EXISTING GARAGE	1,000	17.51
96	EXISTING ADDITION	1,000	17.51
97	EXISTING DRIVE AND PATIO	1,000	17.51
98	EXISTING GARAGE	1,000	17.51
99	EXISTING ADDITION	1,000	17.51
100	EXISTING DRIVE AND PATIO	1,000	17.51

SITE PLAN
1/8" = 1'-0"

30' ALLEY



Original
Architectural
Site Plan
2.16.21

Proposed:

Total Lot Coverage: 5,840 sq. ft.
Allowable Lot Coverage: 5,976 sq. ft.

Wilkerson - 127 Avenue B, Apalachicola
↳ Updated Architectural Site Plan
showing proposed fencing and
pool deck as part of Landscaping
Plan.

11.18.22
Pg. 3 of 4



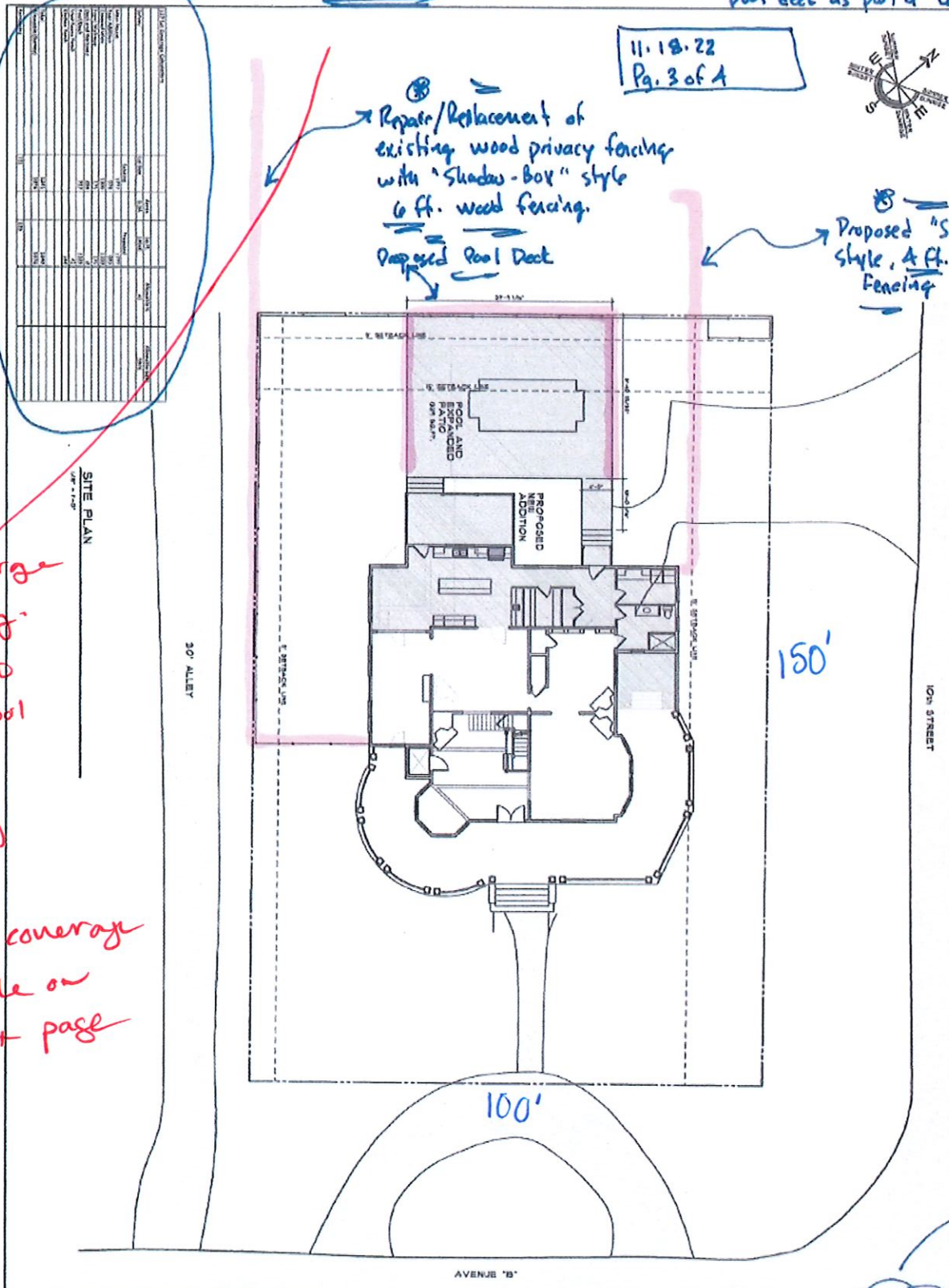
NO.	DESCRIPTION	AREA	PERCENTAGE
1	Pool Deck	1,200	20.5
2	Pool	1,500	25.7
3	Pool Deck	1,500	25.7
4	Pool Deck	1,640	28.1
5	Pool Deck	1,640	28.1
6	Pool Deck	1,640	28.1
7	Pool Deck	1,640	28.1
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95	Pool Deck	1,640	28.1
96	Pool Deck	1,640	28.1
97	Pool Deck	1,640	28.1
98	Pool Deck	1,640	28.1
99	Pool Deck	1,640	28.1
100	Pool Deck	1,640	28.1

Repair/Replacement of
existing wood privacy fencing
with "Shadow-Box" style
6 ft. wood fencing.
Proposed Pool Deck

Proposed "Shadow-Box"
style, 4 ft. Wood
Fencing

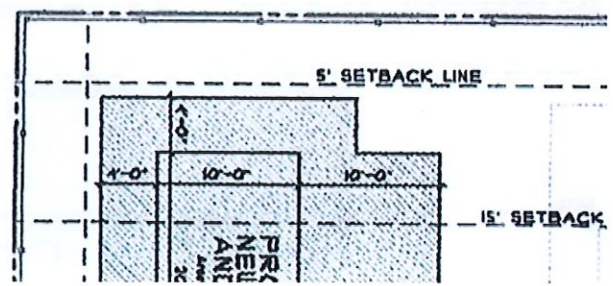
lot coverage
is okay.
want to
extend pool
deck to
rear
property
line.

-lot coverage
table on
next page



Architectural
Site Plan
Updated
10.26.22

Total Lot Coverage:
 Allowable Lot Coverage



117 Lot Coverage Calculations

	Lot Size	Acres	Sq. Ft.	Allowable %	Allowable Sq. Ft.
Survey	12940	0.34	12940	40	5176
			Existing		Proposed
Main House			1777		1777
Rear Addition			978		993
Covered Walk			1300		1300
Front Walkway			175		175
Deck and Walkway			288		0
Pool/Deck			727		624
1/2rd Storm Porch					42
Topsoil Patch					234
Garage					575
Total					5711
Allowable (Survey)					5176
Remaining					285

current LC: 5,711

~~285~~
 allowed: 5,974

lot coverage OK ✓

- approaches rear setbacks, but will just be concrete pavers & not a structure, so OK ✓

Parcels are not combined.

Wilkinson - 127 Avenue B, Apalachicola
 by Landscape/14 Plan with integrated fencing
 and Pool Deck

fence extends on
 to neighboring
 property they
 also own.

Proposed Pool Deck

11.18.22
 Pg. 2 of 4

Repair/Replacement
 of existing wood privacy
 fencing with "Shadow-Box"
 6 ft. wood fencing

Proposed "Shadow-Box"
 style, 4 ft. Wood Fencing

PLANT KEY

ABB	PLANT NAME	QTY	SIZE	SPACING
A	African Vio	18	3 gal	4' x 4'
AVD	Anacardium Tree	1	2 gal	at shown
BAR	Banana, Ice Cream	1	3 gal	4' x 4'
CAF	Orange Fan Palm	7	30 gal	at shown
CH	Citrus (Meyer Lemon, Satsuma, etc)	3	10 gal	at shown
COOP	Coconut Palm	28	3 gal	4' x 4'
CRN	Cornus Lily	5	7 gal	4' x 4'
CS	Canella 'White' Gumbo	26	7 gal	4' x 4'
FAE	Fakuhaha Tree	5	3 gal	4' x 4'
FF	Holly Fern	43	1 gal	8' x 8'
H8	Hibiscus, Tropical	15	3 gal	4' x 4'
ISG	Orange 'Evergold' Gumbo	23	1 gal	2' x 4'
LDB	Licania 'Triple Berry'	33	3 gal	4' x 4'
LSP	Orange 'Royal Purple'	200	1 gal	12' x 12'
MA2	Magnolia 'SO Blackheart'	1	100 gal	at shown
MHP	Magnolia Beauty Indian Hawthorn	11	7 gal	4' x 4'
MSP	Medford Date Palm	3	10-12' x 4'	at shown
MTH	Moroccan Orange	18	3 gal	4' x 4'
OL	Orange 'Cardinal' Tree	12	3 gal	4' x 4'
PP	Papyrus Date Palm	4	7 gal	at shown
PER	Persea Florida	1	3 gal	at shown
PH	Philodendron Johnson	28	7 gal	at shown
PO	Poinsettia	15	15 gal	4' x 4'
POD	Poinsettia, Dwarf	18	7 gal	4' x 4'
SP	Sisal Palm	14	10' x 4' x 4'	at shown
TO	Tree Olive	2	7 gal	at shown
VSS	Viburnum Shell Orange	5	3 gal	4' x 4'

LANDSCAPE PLAN
 SCALE: 1" = 10'

8.11.22



Tallahassee Nurseries
 2911 Thomasville Road, Tallahassee, FL 32308 (850) 385-8190

GEORGE AND CONNIE WILKINSON
 127 AVENUE B
 APALACHICOLA, FL 32320





Property Search

You are here: Franklin County > Property Search

Parcel 01-09S-08W-8330-0044-0010

Owners

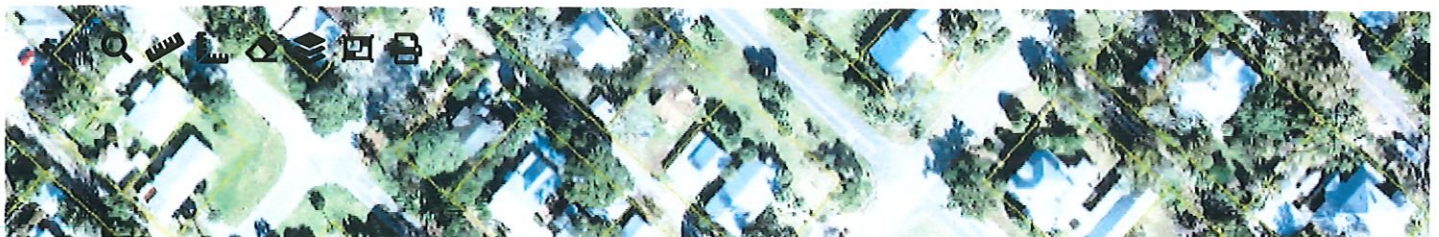
WILKERSON GEORGE & CONNIE
WILKERSON CONNIE
127 AVE B
APALACHICOLA, FL 32320

Parcel Summary

Location	127 AVE B (CORNER OF B & 10TH) 32320
Use Code	000100: SINGLE FAMILY
Tax District	3: CITY OF APALACHICOLA
Section	1
Township	9S
Range	8W
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Keyline Description

BL 44 LOTS 1,2 & SE 1/2
LOT 3
OR/180/447 199/632 613/765
1262/619 1277/726 1286/93





Click map to navigate

Go to full page interactive GIS

Drag corner down to resize ↘

Value History

	2022	2021	2020	2019	2018	2017	2016
Total Building Value	\$295,794	\$295,794	\$170,923	\$170,923	\$170,923	\$170,923	\$170,923
Total Extra Features Value	\$1,915	\$1,915	\$1,915	\$1,915	\$1,915	\$1,915	\$1,915
Land Value	\$270,000	\$240,000	\$210,000	\$210,000	\$180,000	\$180,000	\$180,000
Ag Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Ag Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Value	\$567,709	\$537,709	\$382,838	\$382,838	\$352,838	\$352,838	\$352,838
Assessed Value	\$553,840	\$537,709	\$306,702	\$278,820	\$253,473	\$230,430	\$209,482
Exempt Value	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$503,840	\$487,709	\$306,702	\$278,820	\$253,473	\$230,430	\$209,482

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
1286/0093	2020-12-28	Warranty Deed	Improved	\$600,000	Grantor: ALLEN Grantee: WILKERSON	
1277/0726	2020-09-15	Warranty Deed	Improved	\$100	Grantor: ALLEN/ALLEN Grantee: ALLEN	
1262/0619	2020-04-05	Warranty Deed	Improved	\$760,000	Grantor: SPOHRER B F & LYNN W Grantee: ALLEN/ALLEN	
0613/0765	1999-03-17	Warranty Deed	Improved	\$400,000	Grantor: MERCER LOIS E Grantee: SPOHRER B F & LYNN W	